

TAX ABATEMENT AGREEMENT

BETWEEN

McCULLOCH COUNTY, TEXAS

AND

RATTLESNAKE POWER, LLC

DATED

September 14, 2015

STATE OF TEXAS

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§

COUNTY OF MCCULLOCH

THIS TAX ABATEMENT AGREEMENT (the "Agreement"), effective as of the last date set forth on the signature page hereto (the "Effective Date"), is made and entered into by and between McCulloch County, Texas, ("County"), acting through its duly elected officers and Rattlesnake Power, LLC, a Delaware limited liability company, ("Rattlesnake Power"), holding a fee simple or leasehold interest (or an option for such interests) in the real property described herein (referred to hereinafter as the "Site"). In this Agreement RATTLESNAKE POWER and County may be referred to individually as a "Party" or collectively as "Parties."

RECITALS

WHEREAS, RATTLESNAKE POWER wishes to develop approximately a one hundred twenty four megawatt to one hundred fifty nine megawatt (124MW to 159MW) alternating current (AC) wind turbine generation facility consisting of an estimated fifty three (53) to sixty two (62) wind turbines (hereinafter the "Project," described more fully on Exhibit A hereto) within the jurisdictional limits of County. The Project may be larger or smaller than stated above and will be dependent on final turbine technology selection and the amount of contracted power sales with third parties;

WHEREAS, the property taxes otherwise imposed by County on RATTLESNAKE POWER's planned Project (coupled with the aggregate effects of other local property taxes) form a considerable financial impediment such that, absent abatement by County, RATTLESNAKE POWER might not develop the Project within McCulloch County;

WHEREAS, the Project is located entirely within the Reinvestment Zone designated by County, as referenced and defined in the County's Guidelines & Criteria (defined below); and

WHEREAS, County wishes to abate the property taxes otherwise imposed (absent abatement) upon RATTLESNAKE POWER by virtue of its Project and RATTLESNAKE POWER wishes to develop its Project in McCulloch County provided that County abates property taxes associated with the Project.

NOW, THEREFORE, for good and valuable consideration, including, without limitation, the covenants and agreements contained herein, the amount and sufficiency of which are expressly acknowledged, the Parties agree to the terms and conditions stated in this Agreement.

ARTICLE 1 DEFINITIONS

As used in this Agreement, the following terms have the respective meanings, as set forth below:

“Abatement” means the full or partial exemption from Ad Valorem Taxes on property in the Reinvestment Zone.

“Ad Valorem Taxes” means those property taxes assessed by McCulloch County on real and personal property located within McCulloch County.

“RATTLESNAKE POWER” means Rattlesnake Power, LLC, as set forth in the introductory paragraph of this Agreement.

“Business Activities” has the meaning set forth in Article 3.2 of this Agreement.

“Business Day” means any day except a Saturday, Sunday, a Federal Reserve Bank holiday or an official State of Texas holiday. A Business Day shall commence at 8:00 ante meridiem (AM) central standard time (CST) and close at 5:00 post meridiem (PM) CST.

“Calendar Year” means each year beginning on January 1 and ending on the close of business December 31 thereafter.

“Certificate” means a letter provided by RATTLESNAKE POWER to County within thirty (30) days after the Completion Deadline (as may be extended or deferred) that certifies that RATTLESNAKE POWER has completed construction of the Project, outlines Improvements included in the Project, and states the overall Nameplate Capacity of the Project. Upon receipt of a Certificate, McCulloch County may inspect the Site and the Project within the Reinvestment Zone in accordance with the terms of this Agreement in order to verify that the Improvements are as certified in such Certificate.

“Certified Appraised Value” means the appraised value, for property tax purposes, of the property on the Site within the Reinvestment Zone, as certified by the McCulloch County Appraisal District for each taxable year.

“Commissioners Court” means the Commissioners Court of McCulloch County, Texas.

“Completion Deadline” has the meaning set forth in Article 6.1(A)(i) of this Agreement.

“County” means McCulloch County, Texas, as set forth in the introductory paragraph of this Agreement.

“County Judge” means the County Judge of McCulloch County, Texas.

“Effective Date” has the meaning set forth in the introductory paragraph of this Agreement.

“Eligible Property” means property eligible for Abatement under the Guidelines & Criteria, including (but not limited to) new, expanded, or modernized buildings and structures; fixed machinery and equipment; Improvements; related fixed improvements; other tangible items necessary to the Project’s operation and administration; and all other tangible personal property permitted by Chapter 312 of the Texas Tax Code and the Guidelines & Criteria. Tangible personal

property located on the real property comprising the Site at any time before the period covered by this Agreement is not eligible for Abatement, nor is any real property comprising the Site. Tangible personal property eligible for Abatement shall not include inventory or supplies.

“Force Majeure” has the meaning set forth in Article 8.1 of this Agreement.

“Future Project” has the meaning set forth in Article 6.9 of this Agreement.

“Governmental Authority” means any federal, state, territorial or local government body (including the State of Texas and McCulloch County); any governmental, quasi-governmental, regulatory or administrative agency, commission, body or other authority exercising or entitled to exercise any administrative, executive, judicial, legislative, policy, regulatory or taxing authority or power; or any court or governmental tribunal.

“Guidelines & Criteria” has the meaning set forth in Article 2.1 of this Agreement. Such Guidelines and Criteria have been previously approved and duly adopted by the Commissioners Court.

“Improvements” means Eligible Property meeting the definition for Improvements provided by Chapter 312 of the Texas Tax Code and includes (but is not limited to) any building, structure, or fixture erected on or affixed to the land. A list of the proposed Improvements is set forth on Exhibit D hereto.

“Local” means an individual or entity whose principal residence or business address is located within the jurisdictional limits of McCulloch County, Texas.

“Nameplate Capacity” means the generating capacity of an individual wind turbine as designated by the manufacturer(s) of the turbines to be constructed / installed as Improvements hereunder. As used herein, the term “Nameplate Capacity” refers to the aggregate of the capacities of the Project’s constituent wind turbines that are to be constructed / installed at the Site.

“Reinvestment Zone” means the reinvestment zone, as that term is defined in Chapter 312 of the Texas Tax Code, created by McCulloch County by the resolution dated August 17, 2015, duly passed by the Commissioners Court and included as Exhibit E hereto.

“Related Entity” means any parent, subsidiary, or affiliate of RATTLESNAKE POWER (or any entity resulting from any merger, acquisition, or other corporate restructure or reorganization of RATTLESNAKE POWER), or any component thereof, or any tax equity participant in the Project, and specifically includes RES America Development, Inc. and any affiliates thereof, and Renewable Energy Systems Ltd., and any affiliates thereof.

“Site” means that specific real property located within the Reinvestment Zone on which RATTLESNAKE POWER intends to make the Improvements for which the Abatement is granted hereunder; the Site is more particularly described on Exhibit B attached hereto; the term “Site” also includes any other land actually leased, or optioned to lease, or owned by RATTLESNAKE POWER within the Reinvestment Zone as of the Completion Deadline.

“Term Of Abatement” has the meaning set forth in Article 6.2 of this Agreement.

“Term Of Agreement” means the time period commencing on the Effective Date and continuing until the date this Agreement is terminated or the date the Term Of Abatement ends.

ARTICLE 2 AUTHORITY TO ENTER AGREEMENT

- 2.1 **AUTHORIZATION.** This Agreement is authorized by Chapter 312 of the Texas Tax Code, as amended, and by the “McCulloch County Guidelines and Criteria for Tax Abatement,” previously approved by the Commissioners Court, which are attached hereto as Exhibit C).
- 2.2 **FINDINGS.** County, by its approval of this Agreement, hereby finds that the terms of this Agreement are within its Guidelines & Criteria, subject to any exceptions approved by the Commissioners Court, and that the approval of this Agreement will not have any substantial, long-term, adverse effect upon the provision of County’s services or its tax base. The Commissioners Court also finds that County is eligible to participate in tax abatement (pursuant to Texas Tax Code §312.002(a)) and that RATTLESNAKE POWER’s planned use of the Site inside the Reinvestment Zone does not constitute a hazard to public safety, health, or morals.

ARTICLE 3 THE SITE, PROJECT, AND IMPROVEMENTS

- 3.1 **THE SITE.** RATTLESNAKE POWER is fee simple owner or lessee (or has an option for such an interest) in control of real property as legally described in Exhibit B (attached hereto and incorporated herein), which property is referred to herein as the “Site.” The Site location qualifies as a Reinvestment Zone for the purposes of the Texas Property Redevelopment and Tax Abatement Act of 1987, V.A.T.S. Tax Code, Chapter 312.
- 3.2 **BUSINESS ACTIVITIES.** RATTLESNAKE POWER desires to install the Project upon the Site for the sale of generated wind energy (the “Business Activities”). RATTLESNAKE POWER (or its affiliates, agents, successors, or its assigns) shall conduct the Business Activities on the Site for the Term Of Abatement. Notwithstanding, nothing herein shall cause to commit RATTLESNAKE POWER to installing the Project and the actual construction of the Project at the Site is completely discretionary.
- 3.3 **INVESTMENT.** With the construction of the Project, RATTLESNAKE POWER will invest an amount estimated to be approximately one hundred eighty six million and zero one hundredths dollars (\$186,000,000.00) in the Improvements and control (acquisition or lease) of the Site for the Business Activities, albeit the actual amount of the investment may be much larger or smaller depending on the size of the Project ultimately built and/or the actual cost of materials and labor at time of construction. RATTLESNAKE POWER

shall not place (or cause to be placed) the Improvements on the Site before the Effective Date of this Agreement.

- 3.4 **PAYMENTS BY RATTLESNAKE POWER.** Payments made by RATTLESNAKE POWER pursuant to this Agreement shall be sent to the McCulloch County Treasurer and assigned a line item.

ARTICLE 4 REPRESENTATIONS AND WARRANTIES

- 4.1 **REPRESENTATIONS BY RATTLESNAKE POWER.** RATTLESNAKE POWER represents and warrants to County, as of the Effective Date, that the following statements are true and correct:

- A. That RATTLESNAKE POWER, except for County Commissioner Jim Ross who has recused himself, has no knowledge that any interest in the Site is presently owned, held, or leased by any member of the Commissioners Court, the County Judge, or any other County officer or employee;
- B. That RATTLESNAKE POWER will have a taxable interest with respect to Improvements to be placed on the Property;
- C. That construction / integration of the proposed Improvements will be performed by RATTLESNAKE POWER and/or its contractors or subcontractors;
- D. That RATTLESNAKE POWER's use of the property in the Reinvestment Zone is limited to that which is consistent with: 1) the County's general purpose of encouraging development or redevelopment of the area during the period of the Abatement; and 2) the terms of this Agreement;
- E. That all representations made in the Application for Abatement (as applicable) are true and correct to the best of RATTLESNAKE POWER's knowledge;
- F. That no litigation is pending against RATTLESNAKE POWER for any violations under the Occupation Safety and Health Act ("OSHA");
- G. That a wind generation facility similar in size and technology to that of the Project is expected to create an average of five (5) new permanent jobs; and
- H. That the productive life of the Project's facility is expected to be twenty-five (25) or more years and at least as long as the Term Of Agreement.

- 4.2 **REPRESENTATIONS BY COUNTY.** County represents and warrants to RATTLESNAKE POWER, as of the Effective Date, that the following statements are true and correct:

- A. That the Reinvestment Zone and this Agreement have been created in accordance with Chapter 312 of the Texas Tax Code and the Guidelines & Criteria as both exist on the Effective Date;
- B. That no other member of the Commissioners Court, County Judge, other than Commissioner Ross, or other officer or employee of County owns, possesses, or subleases any interest in the Site or in the Improvements;
- C. That the Site is wholly within the Reinvestment Zone and is wholly within the legal boundaries of McCulloch County, Texas; and
- D. That County has made and will continue to make all necessary filings with the Office of the Comptroller of Public Accounts and any other requisite governmental entities concerning the Reinvestment Zone and this Agreement.

ARTICLE 5

COVENANTS BY RATTLESNAKE POWER

5.1 **DEVELOPMENT OF THE PROJECT.** RATTLESNAKE POWER owns, possesses, holds an interest in, or otherwise controls the Site and Improvements that are the subject matter of this Agreement. RATTLESNAKE POWER agrees to use commercially reasonable efforts to develop the Project, with a goal of investing an estimated one hundred eighty six million and zero one hundredths dollars (\$186,000,000.00) in constructing the Improvements and obtaining control of the Site by December 31, 2016. Upon development of the Site for the Project, RATTLESNAKE POWER shall occupy and use the Site only for its Business Activities (and any other purpose that is reasonably related thereto).

A. **LOCAL LABOR.** RATTLESNAKE POWER covenants and agrees to make commercially reasonable efforts to hire Local contractors and subcontractors, if necessarily qualified and available, to fulfill its requirements under Article 5.2 and in maintaining the Site and the Improvements thereafter. Notwithstanding, nothing herein shall cause to bind RATTLESNAKE POWER to hire local contractors.

B. **LOCAL SUPPLIES AND EQUIPMENT.** RATTLESNAKE POWER covenants and agrees to make good faith efforts to purchase Local supplies and equipment in constructing and maintaining the Site and the Improvements thereafter. Notwithstanding, nothing herein shall bind RATTLESNAKE POWER to procure equipment and supplies from local vendors and RATTLESNAKE POWER may seek competitive bids from outside the County. RATTLESNAKE POWER shall have no obligation to consider or respond to any proposal that, in RATTLESNAKE POWER's sole but reasonable discretion, does not meet RATTLESNAKE POWER's collective economic, commercial, practical, and other reasonably similar needs. This Agreement shall not be construed as creating any right of any party (other than a Party to this Agreement) to be a beneficiary of or under this

Agreement, nor does this Agreement create any such third party beneficiary status; no party (other than a Party to this Agreement) shall have standing to sue under the terms of or in reliance upon this Agreement (including its terms and its existence).

- C. **COMPLIANCE WITH LABOR LAW.** RATTLESNAKE POWER covenants and agrees that it shall comply with all applicable federal and state laws governing the employment relationship between employers and employees.
- D. **COMPLIANCE WITH CONSTRUCTION LAW.** RATTLESNAKE POWER covenants and agrees that RATTLESNAKE POWER shall construct (or shall require its contractors and Subcontractors to construct) all improvements in compliance with all applicable federal, state, and local laws including (but not limited to) Texas Commission on Environmental Quality regulations, EPA regulations, County regulations, building codes and ordinances and flood, subdivision, building, electrical, plumbing, fire, and life safety codes and regulations, current and as amended.
- E. **MITIGATION OF DAMAGE TO ROAD.** During construction of the Improvements, RATTLESNAKE POWER agrees to use commercially reasonable efforts to minimize disruption to County roads caused by the construction process and to repair any and all damage directly caused to County roads by RATTLESNAKE POWER or its agents during the construction period. RATTLESNAKE POWER will keep County personnel advised of such construction activities so as to allow County to advise the traveling public as necessary of any special hazards or conditions that affect persons using the County roads affected by such construction. After construction RATTLESNAKE POWER shall leave the County roads RATTLESNAKE POWER actually uses in a state of approximately equal or better condition than they were prior to the construction. RATTLESNAKE POWER shall have no obligation under this Article 5.1(E) to repair or replace (in whole or in part) any County road that RATTLESNAKE POWER actually uses if any party (or parties) other than RATTLESNAKE POWER causes fifty percent (50.00%) or more of the damage to such road between the Effective Date and the date of the issuance by RATTLESNAKE POWER of the Certificate.

- 5.2 **OPERATION OF THE FACILITY.** Except as explicitly provided herein, RATTLESNAKE POWER covenants and agrees that it shall use the Site only to conduct its Business Activities (as defined in Article 3.2) and in accordance with all applicable federal, state, and local laws. Without prior or additional consent by County, any Related Entity may occupy and use the Site for Business Activities. To be eligible for Abatement, such Related Entity must agree in writing fully to comply with all applicable terms of this Agreement. In the event any Related Entity placed Improvements on the Site outside the scope of this Agreement, said Improvements will be subject to normal taxation by the McCulloch County Appraisal District. RATTLESNAKE POWER covenants and agrees not to change the primary use of the Site absent the prior written approval of County.

- A. **MAINTENANCE.** RATTLESNAKE POWER covenants and agrees that it shall maintain the Site and any Improvements in good repair and condition during the Term (normal wear and tear and damage by fire or other casualty not caused as a result of RATTLESNAKE POWER's negligence, intentional act, or misconduct excepted). Compliance with the maintenance obligations imposed herein shall be presumed if RATTLESNAKE POWER follows its normal and customary maintenance procedures and schedules.
- B. **IMPROPER DEALINGS WITH COUNTY PERSONNEL.** RATTLESNAKE POWER covenants and agrees that it shall not knowingly sell, lease, or convey any ownership, possessory, beneficial, or other interest in the Project, the Site, or the Improvements to any member of the Commissioners Court, the County Judge, or any other County officer or employee so long as this Agreement remains in effect.
- C. **SALE, TRANSFER, OR ASSIGNMENT.** RATTLESNAKE POWER covenants and agrees to notify County at least twenty (20) days prior to any sale, transfer, or sublease of the Site or of the Improvements during the Term as may be required by Article 9.
- D. **RELOCATING OR CEASING BUSINESS ACTIVITIES.** RATTLESNAKE POWER covenants and agrees to notify County at least twenty (20) days prior to relocating or ceasing its Business Activities. In the event RATTLESNAKE POWER elects to relocate outside the County or cease operations, RATTLESNAKE POWER will have to elect to pay the County damages as set out in Article 6.1(B).
- 5.3 **CREATION OF NEW JOBS.** RATTLESNAKE POWER covenants and agrees if it constructs the Project at the Site to create and maintain throughout the Term of this Agreement no fewer than five (5) new permanent jobs to work at and support the Project's facility no later than the date of completion of the Project, which job (i) shall be a new employment position, (ii) shall enjoy no fewer than one thousand eight hundred twenty (1,820) hours of work annually, (iii) shall be paid no less than approximately thirty five thousand dollars (\$35,000) per year, and (iv) shall be held by persons residing in County's jurisdictional limits.
- 5.4 **ANNUAL REPORTS.** RATTLESNAKE POWER covenants and agrees that during the Term Of Abatement RATTLESNAKE POWER shall provide to the County Judge within thirty (30) days preceding each April 15 an annual certification from an officer of RATTLESNAKE POWER attesting to the compliance of the terms of this Agreement and providing such other information as outlined in Chapter 22, V.A.T.S. Tax Code, as amended, as may be necessary for tax abatement and appraisal purposes.
- 5.5 **PERMISSION TO MONITOR.** Upon forty-eight (48) hours prior notice to RATTLESNAKE POWER by County (which such notice must actually be received by RATTLESNAKE POWER to be deemed effective), RATTLESNAKE POWER covenants and agrees that it shall allow County's designated representatives access to the Site

provided they comply with all RATTLESNAKE POWER safety requirements and agree to be escorted by RATTLESNAKE POWER personnel at all times while on site during RATTLESNAKE POWER's normal business hours for inspection to determine if the terms and conditions of this Agreement are being met. This inspection is independent of County's police powers to inspect for purposes of assuring compliance with applicable County codes and ordinances. In addition, upon such notice, County shall have the right to access information needed to verify that RATTLESNAKE POWER is and has been conducting Business Activities. County shall keep any information that is not required by law to be made public strictly confidential. RATTLESNAKE POWER representatives may accompany County representatives during any inspection, and all inspections shall be conducted in such a manner as (1) not to interfere unreasonably with the operation of the Project and (2) to comply with RATTLESNAKE POWER's reasonable security requirements.

ARTICLE 6

ABATEMENT AND COVENANTS BY COUNTY

6.1 CONDITIONS TO ABATEMENT.

A. CONSTRUCTION.

- i. **COMPLETION.** RATTLESNAKE POWER agrees to use commercially reasonable efforts to construct and to install the Project and provide the Certificate to County no later than December 31, 2016 (the "Completion Deadline"). The Project may be constructed in one or more phases, and each phase may have its own LLC or other form of special purpose project entity. Subject to the requirements under Article 5.2(C), RATTLESNAKE POWER may assign rights and responsibilities set forth herein to each and any such project entity in relation to the number of megawatts to be installed by such project entity.
- ii. **DEFERRAL.** RATTLESNAKE POWER shall have the right to extend this Agreement by automatically deferring the Completion Deadline for one (1) year in the event that construction and installation of the Project is not complete before Completion Deadline and such lack of completion is not the result of a lack of diligence on the part of RATTLESNAKE POWER. If RATTLESNAKE POWER extends this Agreement, this Agreement shall terminate upon the first (1st) anniversary of the original Completion Deadline in the event RATTLESNAKE POWER fails to complete construction of the Project described herein and provided the Certificate to County.

- ##### **B. IMPROVEMENTS TO REMAIN IN PLACE.** RATTLESNAKE POWER agrees that the Improvements, once constructed and installed, shall remain in place until at least twenty (20) years after the date the Certificate for such Improvements is provided by RATTLESNAKE POWER, provided that nothing herein prevents

RATTLESNAKE POWER from replacing any equipment or fixture comprising the Improvements prior to that date, so long as such replacement does not result in a reduction of the Certified Appraised Value of the Improvements to less than eighty percent (80%) of such original Certified Appraised Value. IN THE EVENT OF A BREACH OF THIS ARTICLE 6.1(B) (UNLESS THE CIRCUMSTANCES GIVING RISE TO SUCH BREACH ARE THE RESULT OF FORCE MAJEURE, AS DEFINED IN SECTION 8.1 OF ARTICLE 8), COUNTY'S SOLE REMEDY (AND RATTLESNAKE POWER'S SOLE LIABILITY) SHALL BE FOR RATTLESNAKE POWER (IN ITS SOLE AND ABSOLUTE DISCRETION AS TO ELECTION BETWEEN THE FOLLOWING TWO OPTIONS) EITHER (1) TO PAY TO COUNTY THE FULL AMOUNT OF ACTUAL TAXES ALREADY ABATED UNDER THIS AGREEMENT ON THE REMOVED IMPROVEMENTS (I.E. ON TAXES THAT OTHERWISE WOULD HAVE COME DUE BUT FOR THIS AGREEMENT) OR (2) TO PAY TO COUNTY THE FULL AMOUNT OF ACTUAL TAXES THAT WOULD BE ABATED UNDER THIS AGREEMENT ON THE REMOVED IMPROVEMENTS BETWEEN THE DATE OF ELECTION AND THE END OF THE TERM OF ABATEMENT (I.E. ON TAXES THAT WOULD BECOME DUE BUT FOR THIS AGREEMENT). The terms of this section 6.1 shall not be construed to allow tax abatement or partial tax abatement to RATTLESNAKE POWER in the event it fails to originally construct the Improvements described in Exhibit D appended hereto, but shall be applicable only after such Improvements are completed.

6.2 **ABATEMENT.** Beginning on the first day of January 2017 (as may be extended pursuant to Article 6.1(A)(ii) and ending upon the conclusion of ten (10) full Calendar Years thereafter (the "Term Of Abatement"), County agrees to abate and shall abate County Ad Valorem Taxes per the schedule set forth in Exhibit F on the Certified Appraised Value of all Improvements in the Certificate and of any and all otherwise taxable personal property owned by RATTLESNAKE POWER (and actually placed in the Reinvestment Zone) (the "Abatement"). As of the Effective Date, the Parties specifically represent and agree that there are no Improvements on the Site. The Parties anticipate that RATTLESNAKE POWER will make the Investment set forth in Section 3.3 by the Completion Deadline unless this Agreement is deferred as provided under Section 6.1A(ii).

6.3 **EXCEPTIONS TO ABATEMENT.** Any real property comprising the Site is not eligible for Abatement and shall be taxable by County. Any Improvements and any other personal property installed, put in place, or otherwise set upon the Site prior to the Effective Date of this Agreement are not eligible for Abatement. The following other types of property shall be fully taxable and ineligible for Abatement: any animals, tools, supplies, inventories, furnishings, and other forms of movable personal property; vehicles; vessels; aircraft; housing and residential property; hotels / motels; fauna; flora; retail facilities (except when housed in an historic structure); any improvements including those involved in the production, storage, or distribution of natural gas or fluids that are not integral to the operation of the facility; and property owned or used by the State of Texas or its political subdivisions or by any organization owned, operated, or directed by a political subdivision of the State of Texas. Equipment related to the installation and maintenance of wind energy

production by RATTLESNAKE POWER and related Improvements located in the Reinvestment Zone shall remain eligible for Abatement provided the relevant Improvement is awaiting installation to become a permanent part of a fixture located or to be constructed in the Reinvestment Zone that is or will be eligible for Abatement, including any replacement parts. The base year value of such excepted properties under this Article 6.3 (as determined each year) shall be taxable. The Abatement does not apply to the development of any and all hydrocarbon, oil, gas and associated products that may be produced from said Site, which are outside the scope of this Agreement and not subject to any Abatement.

- 6.4 **TAXATION BETWEEN EFFECTIVE DATE AND COMPLETION DEADLINE.** County and RATTLESNAKE POWER agree that one hundred percent (100%) of the Certified Appraised Value of all Improvements and other personal property installed, put in place, or otherwise set upon the Site upon or after the Effective Date but before the Completion Deadline (as such Completion Deadline may be extended pursuant to Article 6.1) shall be taxed without any abatement for the period prior to commencement of the Abatement as set forth in Article 6.2. Taxation pursuant to this Article 6.4 shall have no further impact on the eligibility for Abatement and on such actual Abatement upon and after the Completion Deadline (as may be extended pursuant to Article 6.1) of all Improvements and other personal property installed, put in place, or otherwise set upon the Site upon or after the Effective Date. To the extent there is any conflict between Article 6.2 and 6.4, Article 6.2 shall control.
- 6.5 **POST-ABATEMENT.** Upon the expiration of the tenth (10th) Calendar Year of the Term Of Abatement as set forth in Article 6.2, County and RATTLESNAKE POWER agree that one hundred percent (100%) of the Certified Appraised Value of property subject to this Agreement that exists in the Reinvestment Zone shall be fully taxable thereafter as otherwise provided by the laws of the State of Texas.
- 6.6 **CHANGE IN LAW.** The Parties specifically acknowledge that a portion of the Eligible Property may be eligible for complete or partial exemption from Ad Valorem Taxes as a result of existing law or future legislation. This Agreement shall not be construed as evidence that such exemptions do not apply to the Improvements so long as set Improvements are directly related to the maintenance and improvements of RATTLESNAKE POWER's wind generation facility. To the extent that existing or future law exempts any of the Eligible Property, this Agreement automatically shall be modified (prospectively for the remaining portion of the Term Of Abatement) to incorporate such complete or partial exemption, which calculation shall be made prior to the calculation of Abatement.
- 6.7 **RIGHT TO CHALLENGE APPRAISALS.** Notwithstanding any of the foregoing, RATTLESNAKE POWER at all times shall have the right to protest appraisals of the Site, Improvements, and Eligible Property, including any portion thereof.
- 6.9 **FUTURE PROJECT.** The Parties anticipate that RATTLESNAKE POWER (or a Related Entity to RATTLESNAKE POWER, whether in existence as of the Effective Date

or whether an entity or party created after the Effective Date) will develop an additional wind energy project (similar to the Project) within the limits of McCulloch County over the next several years. The anticipated project is referred to as Heart of Texas Project and is estimated to be between 120MW and 180MW (the "Future Project"). For a period of five (5) years immediately following the Effective Date, and subject to all applicable and future law, as may be modified or amended, from time to time, the Parties agree that they shall enter into an agreement for the abatement of taxes of the Future Project and such agreement shall contain the same terms and be in the same substance and form as this Agreement including the abatement percentage schedule attached hereto as Exhibit F.

ARTICLE 7

DEFAULT / TERMINATION / RECAPTURE

7.1 DEFAULT BY RATTLESNAKE POWER. The occurrence of any of the following events during the Term Of Agreement shall be deemed a default, which automatically shall trigger a right to terminate this Agreement pursuant to Article 7.2 (subject to the limitations set forth therein):

- (1) FAILURE TO COMPLY WITH AGREEMENT.** RATTLESNAKE POWER fails to adhere to any of the terms of this Agreement for a period of ninety (90) consecutive calendar days;
- (2) FAILURE TO PAY AD VALOREM TAXES.** RATTLESNAKE POWER allows its Ad Valorem Taxes due on the Site, Improvements, or any other personal property installed, put in place, or otherwise set upon the Site (including inventory and supplies) to become delinquent (after taking into account any reallocation allowed under this Agreement and any extensions of deadlines to pay and any payment plans, which County shall extend to RATTLESNAKE POWER at least to the same extent as County normally offers such payment plans to other taxpayers in similar situations) for a period of thirty (30) days and fails timely and properly to follow any legal procedures or remedies for protest of such taxes; or
- (3) CESSATION OF OPERATIONS.** RATTLESNAKE POWER completes construction of the Project and commences generation of electricity but, for any reason other than an event of Force Majeure, discontinues generation of electricity for a period greater than one (1) year during the Term of Abatement.

The Parties shall not deem any default to have occurred in situations involving minor or immaterial changes to the description of the Site, minor or immaterial changes to the description of the Improvements and/or Eligible Property, or any changes in ownership or in management of RATTLESNAKE POWER or of the Project (so long as RATTLESNAKE POWER or any Related Entity provides notice under Article 5.2(C) of such changes, to the extent such notice otherwise is required under this Agreement).

7.2 TERMINATION. In the event of any default under Article 7.1, County either (1) may modify this Agreement with the mutual consent of RATTLESNAKE POWER or (2) may

terminate this Agreement after providing notice of default (as set forth hereafter) and providing an opportunity to cure. In addition County may assess its reasonable cost and legal expenses against RATTLESNAKE POWER for any such modification or termination under this Article 7.2.

- A. **NOTICE OF DEFAULT.** County shall notify RATTLESNAKE POWER of any default in writing in the manner prescribed herein. The notice shall specify the basis for the declaration of default and prominently shall state the following language at the top of such notice:

NOTICE OF DEFAULT UNDER TAX ABATEMENT AGREEMENT

YOU ARE HEREBY NOTIFIED OF THE FOLLOWING DEFAULT UNDER YOUR TAX ABATEMENT AGREEMENT WITH MCCULLOCH COUNTY. FAILURE TO CURE THIS DEFAULT WITHIN NINETY (90) DAYS OF YOUR RECEIPT OF THIS NOTICE OR OTHERWISE CURE THE DEFAULT AS PROVIDED BY THE AGREEMENT SHALL RESULT IN TERMINATION OF THE TAX ABATEMENT AGREEMENT AND, IF THE DEFAULT INVOLVED FAILURE TO MAKE IMPROVEMENTS UNDER THE AGREEMENT, RECAPTURE OF TAXES ABATED PURSUANT TO THAT AGREEMENT.

- B. **CURE PERIOD.** RATTLESNAKE POWER shall have ninety (90) days from the date of RATTLESNAKE POWER's actual receipt of such notice to cure any default (unless fulfillment of any obligations requires activity over a period of time, in which case performance shall be commenced within ninety (90) days after the actual receipt of notice and such performance shall be diligently continued until the default is cured). The decision whether to cure any such default solely and absolutely belongs to RATTLESNAKE POWER, and no party may compel RATTLESNAKE POWER to cure.
- C. **CONTESTING TERMINATION.** If RATTLESNAKE POWER believes such termination is improper, RATTLESNAKE POWER may file suit in any court of competent jurisdiction in the State of Texas and challenge such termination. During the pendency of such suit (including any appeals thereto), Abatement shall remain in effect as though no event of default had occurred.
- D. **LIMITATION OF REMEDIES.** Modification or termination of the Agreement (plus recapture of property taxes subject to the limits of Article 7.3 and Article 7.4), as appropriate, along with any reasonable incurred costs and fees, shall be County's sole remedies in the event RATTLESNAKE POWER defaults. County shall not be entitled to any exemplary, punitive, compensatory, or other damages or remedies beyond those explicitly set forth in this Agreement, other than its reasonable attorneys' fees should it prevail in a court challenge brought by RATTLESNAKE POWER contesting termination.

7.3 **RECAPTURE.** County shall be entitled to recapture property tax revenue lost as a result of this Agreement so long as each of the following conditions have occurred: first, RATTLESNAKE POWER has defaulted pursuant to Article 7.1(1) or Article 7.1(2); second, County properly has provided notice of default under Article 7.2(A); third, RATTLESNAKE POWER has failed to cure such default under Article 7.2(B); and fourth, County terminates this Agreement following such proper notice and such failure to cure. The amount of property tax revenue that may be recaptured is set forth in Article 7.3(A) of this Agreement.

A. **AMOUNT OF RECAPTURE.** If entitled under Article 7.3 to recapture property tax revenue lost as a result of this Agreement, County shall have the right to recapture one hundred percent (100%) of taxes already actually abated under this Agreement (i.e. recapture for prior tax years only—no anticipatory / prospective recapture of future taxes).

B. **RECAPTURE PAYMENT SCHEDULE.** If termination occurs during the Term Of Abatement, then RATTLESNAKE POWER shall have sixty (60) calendar days from its actual receipt of demand from County for recapture under Article 7.3 to pay all recaptured property tax revenues.

C. **CREDITS TO RATTLESNAKE POWER.** Any recapture under this Article 7.3 shall be subject to any and all lawful offsets, settlements, deductions, and credits to which RATTLESNAKE POWER may be entitled.

7.4 **BREACH BY COUNTY.** In the event that County fails to abate pursuant to Article 6 of this Agreement, so long as RATTLESNAKE POWER is not in default under Article 7.1 (and so long as County has not terminated pursuant to Article 7.2) at the time RATTLESNAKE POWER gives written notice to County of County's failure to abate, County shall be deemed to be in breach of its obligations under this Agreement. If County breaches this Agreement, it will have a cure period of ninety (90) days in which to remedy its breach, during which time RATTLESNAKE POWER only will be responsible for paying that portion of its property taxes to County as though County had not breached. If after ninety (90) days of receiving written notice County has failed to remedy its breach, then RATTLESNAKE POWER shall be entitled to bring suit in any court of competent jurisdiction in the State of Texas for specific enforcement of this Agreement. The prevailing party shall be entitled to an award of its reasonable attorneys' fees as determined by the Court.

ARTICLE 8 FORCE MAJEURE

8.1 **DEFINITION OF FORCE MAJEURE.** "Force Majeure" means an event or circumstance that prevents one Party from performing its obligations under this Agreement, which event or circumstance was not anticipated as of the Effective Date, which is not within the reasonable control of (or the result of the negligence of) the claiming

Party, and which (by the exercise of due diligence) the claiming Party is unable to overcome or avoid or cause to be avoided. So long as the requirements of the preceding sentence are met, a "Force Majeure" event may include, but shall not be limited to, flood, monsoon, drought, environmental catastrophes, government regulation for environmental assets and species protection, military ordinances or archaeological discoveries at the Site, change in applicable law or interpretation or application thereof, failure of any transmission line between the Site and the substation nearest the Site (so long as such transmission continues for a period of thirty (30) calendar days or more), failure or disruption of the substation nearest the Site (so long as such substation is inoperable, in whole or in part, for a period of thirty (30) calendar days or more), failure or delay by any Governmental Authority in issuing any required permit, earthquake, storm, fire, lightning, volcanic ash, mudslides, tsunamis, typhoons, epidemic, high winds, war, worldwide economic collapse, economic collapse of the United States of America, economic collapse of the State of Texas, terrorism, riot, strike, or other labor dispute. Notwithstanding the foregoing, Force Majeure shall not be based on (i) the loss of RATTLESNAKE POWER's markets; (ii) RATTLESNAKE POWER's inability economically to use or sell the electricity generated by the Project; (iii) the loss or failure of RATTLESNAKE POWER's Improvements, including materials or equipment, unless such loss or failure is caused by a Force Majeure event; (iv) the delay in or inability of RATTLESNAKE POWER to obtain financing or economic hardship of any kind; or (vi) strike or other labor dispute specific to RATTLESNAKE POWER.

- 8.2 **EFFECT OF FORCE MAJEURE.** County shall not declare a default, and no default shall be deemed to have occurred, when the circumstances giving rise to such declaration are the result of Force Majeure; in such event, County shall not be allowed to exercise its rights under Article 7.2. The burden of proof for whether an event of Force Majeure exists shall rest upon the Party claiming its existence. To obtain relief based upon this Article 8.2, RATTLESNAKE POWER must send written notice of the existence of an event of Force Majeure to the Commissioners Court.

ARTICLE 9 ASSIGNMENT

- 9.1 **ASSIGNMENT OF ASSETS.** Subject to the covenants in 5.2.C, RATTLESNAKE POWER may assign this Agreement, in whole or in part, to one or more assignees, with or without the consent of County, upon twenty (20) days written notice prior to such assignment. Such assignment shall only be valid under this Agreement if it complies with the Guidelines and Criteria, and the assignee shall be bound thereto. Subsequent to such assignment, RATTLESNAKE POWER shall provide a copy of the assignment agreement (or a memorandum concerning same) to County. An assignment or transfer of rights or obligations by RATTLESNAKE POWER pursuant to this Article 9 shall relieve RATTLESNAKE POWER from any liability and financial responsibility for the performance thereof arising after any such transfer or assignment, provided such transferee enters into an assignment and assumption agreement pursuant to which such transferee assumes all of RATTLESNAKE POWER's obligations hereunder and otherwise agrees to be bound by the terms of this Agreement.

- 9.2 **COLLATERAL ASSIGNMENT.** RATTLESNAKE POWER may, without the consent of County, assign this Agreement to a financing party for collateral security purposes in connection with any financing or refinancing of the Improvements. In connection therewith, County agrees to execute a written consent to such collateral assignment in a form acceptable to County should the financing party reasonably request such an assignment.

ARTICLE 10 MISCELLANEOUS

- 10.1 **CONDITION PRECEDENT.** This Agreement is subject entirely to the condition precedent that the Commissioners Court accept and approve RATTLESNAKE POWER's Application for Tax Abatement and Designation of Reinvestment Zone, dated June 8, 2015.
- 10.2 **NO COUNTY BOND FINANCING.** This Agreement is entered into subject to the rights of the holders of any outstanding County bonds related to this project. No bonds for which County is liable have been used to finance this project.
- 10.3 **COMPLIANCE WITH TAX CODE.** In the event that (A) the term of the Abatement with respect to any property is longer than allowed by law or (B) the Abatement applies to a broader classification of property than is allowed by law, then the Abatement shall be valid with respect to the classification of property not deemed overbroad, and for the portion of the Term Of Abatement not deemed excessive. Any provision required by the Texas Tax Code Chapter 312 to be contained herein that does not appear herein is incorporated herein by reference.
- 10.4 **VIOLATIONS OF GOVERNMENT CODE, CHAPTER 2264.** RATTLESNAKE POWER understands and agrees that if RATTLESNAKE POWER is a "business" and if County's contribution under this Agreement is a "public subsidy" as that term is defined in Texas Government Code Chapter 2264, then RATTLESNAKE POWER is required to refund money that RATTLESNAKE POWER has received from County through this Agreement, in the event of a conviction of knowingly employing an undocumented worker, with repayment required within six (6) months of final conviction. Interest shall accrue at the rate of zero and one-half percent (0.5%) per month until the time of such repayment from the date of final conviction.
- 10.5 **RATTLESNAKE POWER AS NECESSARY PARTY TO LITIGATION.** RATTLESNAKE POWER, as a Party to this Agreement, shall be deemed a proper and necessary party in any litigation questioning or challenging the validity of this Agreement or any of the underlying ordinances, resolutions, or Commissioners Court actions authorizing same, and RATTLESNAKE POWER shall be entitled to intervene in said litigation.
- 10.6 **ESTOPPEL CERTIFICATES.** Any Party hereto may request an estoppel certificate related to the Project (hereinafter referred to as an "Estoppel Certificate") from the other

Party hereto so long as the Estoppel Certificate is requested in connection with a bona fide business purpose. The Estoppel Certificate, which if requested shall be addressed to a subsequent purchaser or assignee of RATTLESNAKE POWER or other party designated by RATTLESNAKE POWER, shall include, but not necessarily be limited to, statements that this Agreement is in full force and effect without default, if such is the case, the remaining Term Of Agreement, the level Abatement in effect, and such other matters reasonably requested by the party or parties to receive the Estoppel Certificate.

- 10.7 **NOTICES.** Any notices, requests, statements, payments, or demands ("Notices") shall be made as specified hereafter. Notices shall, unless otherwise specified herein, be in writing and may be delivered by hand delivery, United States mail, overnight courier service, or facsimile. Notice by facsimile or hand delivery shall be effective at the close of business on the day actually received, if received during business hours on a Business Day, and otherwise shall be effective at the close of business on the next Business Day. A Party may designate another address for all purposes under this Agreement by giving the other Party no less than ten (10) calendar days advance written notice of such change of address in accordance with the provisions hereof.

TO RATTLESNAKE POWER:

Rattlesnake Power, LLC
11101 W. 120th Avenue, Suite 400
Broomfield, Colorado 80021

TO COUNTY:

MCCULLOCH COUNTY JUDGE
199 Courthouse Square RM 302
Brady, Texas 76825

- 10.8 **GOVERNING LAW.** This Agreement shall be construed under the laws of the State of Texas and is performable in McCulloch County, Texas, the location of the Reinvestment Zone, without regard to principles of conflicts of law. Nothing in this Agreement shall be construed to alter or affect the obligations of RATTLESNAKE POWER to comply with any order, rule, statute or regulation of County or the State of Texas.
- 10.9 **MONETARY UNITS.** All monetary units set forth in this Agreement shall be in the dollar of the United States of America (USD).
- 10.10 **SEVERABILITY.** In the event any section, subsection, paragraph, subparagraph, sentence, phrase, or word herein is held invalid, illegal, or unenforceable, the balance of this Agreement shall stand, shall be enforceable, and shall be read as if the Parties intended at all times to delete said invalid section, subsection, paragraph, subparagraph, sentence, phrase or word. In such event there shall be substituted for such deleted provision(s) a provision as similar as possible in terms and in effect to such deleted provision that is valid, legal, and enforceable.
- 10.11 **INCORPORATION OF EXHIBITS.** Attached to this Agreement are the following exhibits (including all continuation pages thereto), which hereby expressly and wholly are incorporated by reference into this Agreement: Exhibit A – Project Description, Exhibit B

– Site Description, Exhibit C – Guidelines & Criteria, Exhibit D – Improvements, Exhibit E – Designation of Reinvestment Zone, and Exhibit F – Abatement Percentages.

- 10.12 **ENTIRE AGREEMENT.** This Agreement, together with any appendices, exhibits, schedules, and any written supplements hereto constitutes the entire agreement between the Parties relating to the subject matter hereof.
- 10.13 **NO CONSTRUCTION AGAINST DRAFTER.** This Agreement shall be considered for all purposes as prepared through the joint efforts of the Parties and shall not be construed against one Party or the other as a result of the preparation, substitution, submission or other event of negotiation, drafting or execution hereof.
- 10.14 **AMENDMENT; MODIFICATION.** Except to the extent herein provided for, no amendment or modification to this Agreement shall be enforceable unless reduced to writing and executed by both Parties. RATTLESNAKE POWER acknowledges that Commissioners Court approval is required for any such amendment or modification (except as otherwise noted in this Agreement).

[Signature page follows]

IN WITNESS THEREOF, the Parties hereto made and executed this Agreement, signed by their duly authorized officers or individuals, as of the dates listed below.

MCCULLOCH COUNTY, TEXAS
"County"

By: 

Name: Honorable Danny Neal

Title: McCulloch County Judge

Date: October 9, 2015

RATTLESNAKE POWER, LLC
"RATTLESNAKE POWER"

By: 

Name: Brian Evans

Title: President

Date: Oct. 5th 2015

Attest:



Tina A. Smith,
MCCULLOCH COUNTY CLERK



EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows:

- (1) The North 110.7 acres, more or less, out of a certain 160 acre tract in the East part of the C.E. Anderson Survey No. 1038, Abstract No. 1729, said 160 acre tract being described in Volume 158, Page 143, Deed Records of McCulloch County, Texas, the 110.7 acres here designated being all of that 160 acre tract that lies North of the North line of a certain 30 foot road as extended West to the West line of said 160 acre tract.
- (2) 89.3 acres, more or less, of land, lying in two Surveys as follows: Two acres out of the Southwest part of the A. Dumzlauf Survey No. 1040, Certificate 835, Abstract 227 and 87.3 acres out of the Northwest part of the H. & T.C. R.R. Co. Survey No. 159, Cert. 33/3278, Abstract 683. The 89.3 acres is described by metes and bounds as follows:

BEGINNING at a fence corner post for the Northwest corner of this tract from which the Northwest corner of Survey 159, the Northeast corner of Survey 1038, the Southwest corner of Survey 1040, bears North 0 Degrees 43' East 14.4 varas;

THENCE North 85 Degrees 45' East, at 162.5 varas cross the North line of Survey 159, the South line of Survey 1040, continuing to 688.5 varas to stake set for the Northeast corner of this tract;

THENCE South 12 Degrees 05' West, at 47.5 varas cross the South line of Survey 1040, the North line of Survey 159, continuing 432 varas in all to stake set for the most northerly Southeast corner of this tract;

THENCE South 85 Degrees 45' West 108.5 varas to stake set for an interior corner of this tract;

THENCE South 12 Degrees 05' West, 500.4 varas to an angle point in a fence;

THENCE South 3 Degrees 45' West 75.6 varas to a fence corner post set in the North line of a certain 30 foot road cross the South line of the North one-half of Survey 159, and set South 89 Degrees 10' East 10.3 varas from the North end of a gate and cattle guard across said 30 foot road;

THENCE with fence along the North line of said 30 foot road, North 89 Degrees 10' West 390.1 varas to stake set in the West line of Survey 159, the East line Survey 1038, and set for the Southeast corner of the 110.7 acre tract, and set for the Southwest corner of this tract;

THENCE with the West line of Survey 159, the East line of Survey 1038, the East line of the 160 acre tract as described in Volume 158, Page 143, Deed Records of McCulloch County, Texas, North 0 Degrees 43' East, 938.6 varas to the PLACE OF BEGINNING.

EXHIBIT A TO MEMORANDUM OF LEASE: LEGAL DESCRIPTION OF PREMISES

PARCEL 1:

TRACT ONE: All that certain tract or parcel of land situated in the County of McCulloch and state of Texas, to-wit:

111.92 acres of land lying in two Surveys as follows:

100.28 acres in the east part of the SW one-quarter of the H & T C Ry. Co. Survey No. 159, Abstract No. 683; and 11.64 acres out of the north and east part of the NW one-quarter of the H & T C Ry. Co. Survey No. 131; Abstract No. 669. The 111.92 acres form a solid body of land and are situated about three miles West and five miles North from Brady, the County Seat of McCulloch County, Texas, and described by metes and bounds as follows:

Beginning at a fence corner post and 1" iron pipe set for the NW corner of this tract and set in the South line of a 30 foot roadway that runs over and across and along the entire south line of the north one-half of Survey 159, and from said pipe and corner post the SW corner of Survey No. 159, the NW corner of Survey No. 131 bears S. 24° 09' 30" W. 1048.7 varas;

THENCE with fence along south line of the 30 foot roadway S. 89° 10' E. 577.35 varas to a 1" iron pipe set at a fence corner post for the NE corner of this tract and set at or near the center of Survey No. 159;

Thence with fence S. 0° 54' 30" W, at 963 varas cross the south line of Survey 159, the north line of Survey 131, continuing to 1001.51 varas in all to a 1" iron pipe set at a fence corner post for the SE corner of this tract;

Thence with fence S 80° 18' 45" W. 693.09 varas to a 1" iron pipe set at the point of intersection of the South and West fences produced for the most southerly SW corner of this tract;

Thence with fence N. 15° 48' E. at 170.87 varas cross the North line of Survey 131, the south line of Survey 159, continuing to 697.54 varas in all to a 1" iron pipe set at fence corner post for an interior corner of this tract;

Thence with fence N. 70° 24' W. 153.49 varas to a 1" iron pipe set at the point of intersection of the fence along this course produced, with the fence along the west line produced for the most northerly SW corner of this tract;

Thence with fence N. 10° 43' 15" E. 410.9 varas to the place of beginning.

TRACT TWO: 227.08 acres of land, more or less, situated in McCulloch County, Texas, described as follows, to wit:

Being all of a tract of land containing 339 acres, more or less, out of and part of H. & T.C.R.R. Co. Surveys Nos. 131 and 159, Abstract Nos. 669 and 683, Certificate No. 33/3264, and 33/3278, patented to H. & T.C.R.R. Co. by Patent Nos. 246, and 215, Volume 44, being the same tract of land conveyed by Bertram C. Broad et ux to Howard O. Broad by deed dated July 13, 1962 recorded in Volume 160, Page 611, Deed Records, McCulloch County, Texas, and said 339 acre tract being described by metes and bounds as follows:

Beginning at a stake in the West boundary line of said Survey No. 131, Set 970 varas South of the Northwest corner of said Survey No. 131, from which stake a Spanish Oak 6 inches in diameter bears North 16° West 9 varas;

Thence North at 970 varas passing the Northwest corner of said Survey No. 131, and Southwest corner of said Survey No. 159, at 1930 varas to a stake in the West line of said Survey No. 159, from which a Live Oak 6 inches in diameter bears South 82° West 19½ varas; a mesquite 6 inches in diameter bears South 24½° East 29 varas;

Thence East 944 varas to a stake from which a Live Oak 20 inches in diameter bears North 43° East 50 varas;

Thence South 1930 varas to a stake from which a Post Oak 3 inches in diameter bears North 19½° West 11 varas; a Post Oak 4 inches in diameter bears North 22° West 11 varas;

Thence West 994 varas to the place of beginning.

LESS SAVE AND EXCEPT all that certain tract of land situated in McCulloch County, Texas containing 111.92 acres, more or less, more particularly described as follows:

100.28 acres in the east part of the SW one-quarter of the H & T C Ry. Co. Survey No. 159, Abstract No. 683; and 11.64 acres out of the north and east part of the NW one-quarter of the H & T C Ry. Co. Survey No. 131; Abstract No. 669. The 111.92 acres form a solid body of land and are situated about three miles West and five miles North from Brady, the County Seat of McCulloch County, Texas, and described by metes and bounds as follows:

Beginning at a fence corner post and 1" iron pipe set for the NW corner of this tract and set in the South line of a 30 foot roadway that runs over and across and along the entire south line of the north one-half of Survey 159, and from said pipe and corner post the SW corner of Survey No. 159, the NW corner of Survey No. 131 bears S. 24° 09' 30" W, 1048.7 varas;

THENCE with fence along south line of the 30 foot roadway S. 89° 10' E. 577.35 varas to a 1" iron pipe set at a fence corner post for the NE corner of this tract and set at or near the center of Survey No. 159;

Thence with fence S. $0^{\circ} 54' 30''$ W, at 963 varas cross the south line of Survey 159, the north line of Survey 131, continuing to 1001.51 varas in all to a 1" iron pipe set at a fence corner post for the SE corner of this tract;

Thence with fence S $80^{\circ} 18' 45''$ W. 693.09 varas to a 1" iron pipe set at the point of intersection of the South and West fences produced for the most southerly SW corner of this tract;

Thence with fence N. $15^{\circ} 48'$ E. at 170.87 varas cross the North line of Survey 131, the south line of Survey 159, continuing to 697.54 varas in all to a 1" iron pipe set at fence corner post for an interior corner of this tract;

Thence with fence N. $70^{\circ} 24'$ W. 153.49 varas to a 1" iron pipe set at the point of intersection of the fence along this course produced, with the fence along the west line produced for the most northerly SW corner of this tract;

Thence with fence N. $10^{\circ} 43' 15''$ E. 410.9 varas to the place of beginning.

TRACT THREE: All that certain tract of land out of the C.E. Anderson Survey No. 1038, Abstract No. 1729, being all of that certain tract of land identified as tract (1) of Second Tract as conveyed in a deed dated July 13, 1962 from Bertram C. Broad et ux to Howard O. Broad et ux, recorded at Volume 160, Page 611, Deed Records, McCulloch County, Texas, called as containing 590.1 acres, more or less, LESS, SAVE AND EXCEPT all of that certain tract of land conveyed from Howard O. Broad et ux to William A. Dodds by deed dated October 1, 1969, recorded in Volume 173, Page 240, Deed Records, McCulloch County, Texas, called as containing 571.1 acres, more or less. The land herein conveyed is described as follows:

590.1 acres, more or less, out of and part of the C. E. Anderson Survey No. 1038, Abstract No. 1729, patented to C. E. Anderson by Patent No. 415, Volume 4; and out of and a part of the H. & T.C.R.R. Co. School Section No. 132, Certificate No. 33/3264, Abstract No. 2169, purchased from the State by and patented to S. W. Colton by Patent No. 308, Volume 48, which said tracts lie contiguous and are described by metes and bounds as follows:

Beginning at a stake in West line of said Survey No. 132, set 281.9 varas South of the Northwest corner of said Survey No. 132, for the Northwest corner of this tract.

Thence with the West line of said Survey No. 132, South 1646.1 varas to a stake set for the Southwest corner of this tract and the Northwest corner of a tract in the name of L. M. Parker, from which a Live Oak 8 inches in diameter bears South $68\frac{1}{2}^{\circ}$ East 24 varas; a Live Oak 10 inches in diameter bears South $38\frac{1}{4}^{\circ}$ West 12 varas;

Thence along the North line of the L.M. Parker tract, East 2000 varas to stake in the East line of said Survey No. 132, from which a Live Oak 3 inches in diameter bears South $82\frac{1}{2}^{\circ}$ West $6\frac{4}{5}$ varas; a Live Oak 3 inches in diameter bears North $7\frac{1}{2}^{\circ}$ West $12\frac{3}{4}$ varas;

Thence with the East lines of said Surveys Nos. 132 and 1038, North 1661.1 varas to stake in the East line of said Survey No. 1038, set for the Northeast corner of this tract.

Thence West 2003 varas crossing North line of said Survey No. 132, and South line of said Survey No. 1038, to the Place of Beginning.

LESS, SAVE and EXCEPT all that certain tract of land conveyed in a deed dated October 1, 1969 from Howard O. Broad to William A. Dodds recorded at Volume 173, Page 240, Deed Records, McCulloch County, Texas, described as follows:

571.1 acres of land, more or less, in McCulloch County, Texas, being 58.3 acres out of C. E. Anderson Survey No. 1038, Abstract No. 1729, patented to C. E. Anderson by Patent No. 415, Volume 4, and 512.8 acres out of H. & T.C. RR. Col. School Section No. 132, Certificate No. 33/3264, Abstract No. 2169, purchased from the State and patented to S.W. Colton by Patent No. 308, Volume 48; also being out of and a part of that certain 590.1 acre tract of land described in a deed from Bertram C. Broad, et ux, to Howard O. Broad of record in Volume 160, Page 611 of McCulloch County Deed Records, and said 571.1 acre tract of land being described by metes and bounds as follows:

Beginning at a fence corner in the West line of said Survey No. 132, being 281.9 varas South of the Northwest corner of said Survey No. 132 and Southwest corner of said Survey No. 1038, for the Northwest corner of said 590.1 acre tract of land and for the Northwest corner hereof;

Thence with a fence and West line of said Survey No. 132, S 00° 29' W. 1646.1 varas to a fence corner for the Northwest corner of a tract of land in the name of L.M. Parker, for the Southwest corner of said 590.1 acre tract of land and for the Southwest corner hereof;

Thence with a fence and North line of said L.M. Parker tract, S 89° 21' E. 2000 varas, to a fence corner for the Northeast corner of said Parker tract, for the Southeast corner of said 590.1 acre tract of land, and for the Southeast corner hereof;

Thence with a fence and East line of Surveys Nos. 132 and 1038, North, at about 1052.4 varas pass over the Northeast corner of said Survey No. 132 and Southeast corner of said Survey No. 1038, a total distance of 1068.6 varas to a fence corner in the East line of said 590.1 acre tract of land and for an angle corner hereof;

Thence with a new fence, N 00° 47' E. 211.5 varas, to a fence corner in the South line of an abandoned field, being 6.5 varas West of the East line of said Survey No. 1038, for the most Easterly Northeast corner hereof;

Thence with a fence and South line of said field as follows: N 85° 55' W. 49.7 varas, N. 50° 39' W. 161.5 varas and N. 71° 00' W. 287 varas to a fence corner for the Southwest corner of said field and for a corner hereof;

Thence with a fence, N. 05° 22' W. 251.1 varas to a fence corner in the North line of said 590.1 acre tract of land for the Northwest corner of said old field and for the most Northerly Northeast corner hereof;

Thence with a fence and North line of said 590.1 acre tract of land, S. 87° 43' W, at about 946.2 varas cross the line between said Surveys Nos. 132 and 1038, a total distance of 1520.7 varas to the place of beginning, containing 571.1 acres of land, more or less.

TRACT FOUR: Being a 20 foot roadway across the South part of the Northeast one fourth of H.&T.C.R.R.Co. Survey No. 131, Abstract No. 669, Certificate No. 246, Volume 44, as conveyed by T. A. Dial and wife to A. H. Broad and E.A.G. Broad, by deed dated April 7, 1928, recorded in Volume 78, page 230, Deed Records of McCulloch County, Texas, and described by metes and bounds as follows:

BEGINNING at a stake set in the East line of said Survey No. 131, set 950 varas North of the Southeast corner of said survey and set for the Southeast corner of a tract out of said Survey conveyed by E. N. Neyland and wife, T.A. Dial by deed dated November 5, 1917, recorded in Book 32, page 624, Deed. Records of McCulloch County, Texas;

THENCE with the South line of said T. A. Dial tract, West 1000 varas to stake and mound set for the Southwest corner of said T. A. Dial tract.

THENCE with West line of said Dial tract, North 20 feet to stake.

THENCE, Parallel with the South line of said Dial tract and 20 feet therefrom, East 1000 varas to a stake and mound set in the East line of said Survey No. 131, and set in the East line of said Dial tract.

THENCE with the East line of said Survey No. 131, and East line of said Dial tract, South 20 feet to the place of beginning.

And being the same roadway described in a Warranty Deed dated August 13, 1934, from A.H. Broad and wife, Mary M. Broad to E. A. G. Broad of record in Volume 93, page 71, Deed Records of McCulloch County, Texas, to which Deed and the record thereof reference is here made for all purposes.

PARCEL 2:

BEING 584.3 acres, more or less, consisting of the following described tracts:

- (1) 87 acres, more or less, the South part of Adam Dumzlauf Survey No. 1040, Certificate No. 835, Abstract No. 227, patented to M.D. Conklin by Patent No. 411, Volume 16, which tract is described by metes and bounds as follows:

BEGINNING at a stake set for the Southeast corner of said Survey No. 1040, from which a L.O. 20" bears North 54 Degrees East 21 varas;

THENCE North 491 varas to stake and mound from which a L.O. 10" bears North 30¾ Degrees West 15½ varas a L.O. 8" in diameter bears North 44½ Degrees West 18½ varas;

THENCE West 994 varas to stake and mound in West line of said Survey No. 1040 from which a Mes. 6" bears North 54¾ Degrees West 23¾ varas; a Mes. 6" bears North 45 Degrees East 18¾ varas;

THENCE South with West line of said Survey 1040, and East line of Survey 134, 491 varas to stake set for the Southeast corner of Survey No. 134, the Northeast corner of Survey 1038, the Northwest corner of Survey No. 159, for the Southwest corner of Survey No. 1040, and the Southwest corner of this tract;

THENCE with North line of said Survey 159, and South line of Survey 1040, East 994 varas to the PLACE OF BEGINNING.

- (2) 160 acres, more or less, out of the East part of C.E. Anderson Survey 1038, Abstract 1729, patented to C.E. Anderson by Patent No. 415, Volume 4, which tract was on September 6, 1960, surveyed by R. L. Barnett, public surveyor, and described by metes and bounds as follows:

BEGINNING at a stake set 475.2 varas North 88 Degrees 53' West of the Northeast corner of said Survey 1038, for the Northwest corner hereof;

THENCE South 88 Degrees 53' East 475.2 varas to a stake set in a fence for the Northeast corner of said Survey No. 1038, and for the Northeast corner hereof;

THENCE South 00 Degrees 43' West with a fence and the East line of said Survey 1038 1243.8 varas to a fence corner for the Southeast corner of the A.H. Broad, Jr. and G.S. Broad property out of said Survey 1038, same being the Northeast corner of the H.O. and B.C. Broad property out of said Survey 1038, for the Southeast corner hereof;

THENCE South 88 Degrees 40' West with a fence and the line between said Broad property, a distance of 963.3 varas to a stake set in the said fence for the Southwest corner hereof;

THENCE North 21 Degrees 32' East 1371.2 varas to the PLACE OF BEGINNING.

- (3) 337.3 acres, more or less, the North one-half of H. & T.C. R.R. Co. Survey No. 159, Certificate 33/3278, Abstract No. 683, patented to H. & T.C. R.R. Co. by Patent No. 215, Volume 44.

SAVE AND EXCEPT the following described tracts of land:

- (1) The North 110.7 acres, more or less, out of a certain 160 acre tract in the East part of the C.E. Anderson Survey No. 1038, Abstract No. 1729, said 160 acre tract being described in Volume 158, Page 143, Deed Records of McCulloch County, Texas, the 110.7 acres here designated being all of that 160 acre tract that lies North of the North line of a certain 30 foot road as extended West to the West line of said 160 acre tract.
- (2) 89.3 acres, more or less, of land, lying in two Surveys as follows: Two acres out of the Southwest part of the A. Dumzlauf Survey No. 1040, Certificate 835, Abstract 227 and 87.3 acres out of the Northwest part of the H. & T.C. R.R. Co. Survey No. 159, Cert. 33/3278, Abstract 683. The 89.3 acres is described by metes and bounds as follows:

BEGINNING at a fence corner post for the Northwest corner of this tract from which the Northwest corner of Survey 159, the Northeast corner of Survey 1038, the Southwest corner of Survey 1040, bears North 0 Degrees 43' East 14.4 varas;

THENCE North 85 Degrees 45' East, at 162.5 varas cross the North line of Survey 159, the South line of Survey 1040, continuing to 688.5 varas to stake set for the Northeast corner of this tract;

THENCE South 12 Degrees 05' West, at 47.5 varas cross the South line of Survey 1040, the North line of Survey 159, continuing to 432 varas in all to stake set for the most northerly Southeast corner of this tract;

THENCE South 85 Degrees 45' West 108.5 varas to stake set for an interior corner of this tract;

THENCE South 12 Degrees 05' West, 500.4 varas to an angle point in a fence;

THENCE South 3 Degrees 45' West 75.6 varas to a fence corner post set in the North line of a certain 30 foot road cross the South line of the North one-half of Survey 159, and set South 89 Degrees 10' East 10.3 varas from the North end of a gate and cattle guard across said 30 foot road;

THENCE with fence along the North line of said 30 foot road, North 89 Degrees 10' West 390.1 varas to stake set in the West line of Survey 159, the East line Survey 1038, and set for the Southeast corner of the 110.7 acre tract, and set for the Southwest corner of this tract;

THENCE with the West line of Survey 159, the East line of Survey 1038, the East line of the 160 acre tract as described in Volume 158, Page 143, Deed Records of McCulloch County, Texas, North 0 Degrees 43' East, 938.6 varas to the PLACE OF BEGINNING.

- (3) 53.12 acres, more or less, of land, in McCulloch County, Texas, situated about five and one-half miles North and three miles West from Brady, the County Seat, and lying in two Surveys as follows: 3.81 acres, in the H. & T.C. R.R. Co. Survey No. 159, Certificate No. 33/3278, Abstract No. 683, patented to H. & T.C. R.R. Co. by Patent No. 215, Volume 44, and being a certain 30 foot roadway over and across and along the entire South line of the North one-half of Survey 159; and 49.31 acres out of the South part of a certain 160 acre tract in the East part of the C.E. Anderson Survey No. 1038, Abstract No. 1729, patented to C.E. Anderson by Patent No. 415, Volume 4. The 53.12 acres form a solid body of land and are described by metes and bounds as follows:

BEGINNING at a corner fence post set in the East line of the C.E. Anderson Survey No. 1038, the West line of the H. & T.C. R.R. Co. Survey No. 159, and set for an interior corner of this 53.12 acre tract from which the Northeast corner of Survey No. 1038 bears North 00 Degrees 43' East 962.3 varas;

THENCE with fence along the East line of Survey No. 1038, the East line of the 160 acre tract referred to above, South 00 Degrees 43' West 281.5 varas to a fence corner post set for the Southeast corner of the 160 acre tract, the Northeast corner of the H.O. and B.C. Broad property out of Survey No. 1038, and being the Southeast corner of this tract;

THENCE with fence between properties of H.O. and B.C. Broad and G.S. and A.H. Broad, South 88 Degrees 40' West 963.3 varas to a stake set in the fence for the Southwest corner of the 160 acre tract, the Southwest corner of this tract;

THENCE North 21 Degrees 32' East 351.4 varas for the Northwest corner of this tract, and set in the West line of the 160 acre tract;

THENCE South 89 Degrees 10' East, at 837.8 varas the Northwest corner of the 30 foot roadway set in the West line of Survey No. 159, continuing to 2827.8 varas in all to the Northeast corner of said roadway set in the West line of U.S. Highway No. 283;

THENCE South 00 Degrees 43' West 10.8 varas to a corner fence post set for the Southeast corner of said thirty foot roadway and set for the most easterly Southeast corner of this tract;

THENCE with the South line of said thirty foot roadway and with a fence along the South line of the North one-half of Survey No. 159, North 89 Degrees 10' West 1990 varas to the PLACE OF BEGINNING.

PROPERTY SIXTEEN - J.A. JONES, ET AL

All of that land situate in McCulloch County, Texas, being 109.252 acres of land, more or less out of the Jacob Klock Survey No. 1249, Abstract No. 819, more fully described on the legal description attached hereto, being the same land as described and defined in that certain deed dated November 19, 1993, from Noble M. Johnson and Modenia Johnson to J.A. Jones and J.S. Anderson, recorded in Volume 262, Page 560, Deed Records, McCulloch County, Texas.

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT PROPERTY

The following lands situated in McCulloch County, Texas:

FIRST TRACT: 185 acres, more or less, and being described in three tracts out of W. J. Jamison Survey No. 46, Certificate No. 33/3222, Abstract No. 1674, patented to A. M. Jamison by Patent No. 639, Volume 8, and being:

(1) 70 acres, more or less, off the East end of the 210 acre tract that was conveyed by G. V. Gansel to J. E. Ake by Deed dated November 25, 1905, recorded in Volume 7, Page 346, Deed Records of

McCulloch County, Texas, which Deed and record are here referred to and made part hereof for description.

The 70 acre tract is the 70 acre off the East end of said 210 acre tract set apart to S. H. Deatherage et al in Partition Deed between them and Ernest Tankersley et al, dated August 12, 1924, and which Partition Deed is here referred to and made part hereof for description.

The 70 acres here conveyed begins at the Northeast corner of said 210 acre tract in the East line of said Survey No. 46, and which corner is 902 varas South from the Northeast corner of said Survey No. 46;

THENCE along the East line of said 210 acre tract of land, South 592 varas to the Southeast corner of same in the East line of said Survey No. 46;

THENCE along the South line of said 210 acre tract of land, West 668 varas to the Southeast corner of the portion of said tract set apart and partitioned to Ruby E. Tankersley in said above mentioned Partition Deed;

THENCE with the East line of said Ruby E. Tankersley tract, North 592 varas to Northeast corner of said Ruby E. Tankersley tract in North line of said above described 210 acre tract;

THENCE along the North line of said above described 210 acre tract East 668 varas to the place of beginning. The land here conveyed is the same land conveyed to Ernest Tankersley by S.H. Deatherage, Samuel Perry Deatherage and wife, Edna Deatherage, by Deed dated August 13, 1924, of record in Book 66, Page 212, Deed Records of McCulloch County, Texas, which Deed and record are here referred to and made part hereof for description.

(2) 35 acres, more or less, and being the same 35 acres of land set apart to Ruby E. Tankersley in the Partition Deed dated August 12, 1924, now of record in Volume 66, Page 230 to 232 Deed Records of McCulloch County, Texas, which Deed and the record thereof are here referred to and made part hereof for all purposes;

Said land being described in Deed by S. H. Deatherage, et al, in the Partition of the community property between S. H. Deatherage and his deceased wife, Laura Deatherage. Said Deed and its record are here specifically referred to and made part hereof for all purposes;

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BEGINNING at a stake in North line of said 210 acre tract, 668 varas West from the Northeast corner of said 210 acre tract and set for the Northwest corner of a 70 acre tract off of the East end of said 210 acre tract set apart to S. H. Deatherage and Samuel Perry Deatherage, being tract No. 2 described in Deed of Partition S. H. Deatherage, et al, to Bertha J. Speights, et al recorded in Volume 66, Page 230, Deed Records of McCulloch County, Texas;

THENCE with the West line of said 70 acre tract, South 592 varas to stake in South line of said 210 acre tract set for the Southwest corner of said 70 acre tract off of the East end of said 210 acre tract set apart to said S. H. Deatherage and Samuel Perry Deatherage;

THENCE with the South line of said 210 acre tract West 333 3/4 varas to the middle of the South line of said 210 acre tract, and the Southeast corner of the portion of said Survey set apart to Bertha J. Speights;

THENCE North to the middle of the North line of said 210 acre tract and the Northeast corner of said Bertha J. Speights tract;

THENCE with the North line of said 210 acre tract, East 333 3/4 varas to the place of beginning.

(3) 80 acres, being the South 1/2 of the East 1/2 of the 320 acre tract out of the North part of said Section 46, purchased from the State by W. J. Jamison and patented to A. M. Jamison by Patent No. 639, Volume 8, recorded in Volume J, Page 135, Deed Records of McCulloch County, Texas, which Patent is here referred to and made part hereof. Said land conveyed by S. N. Lemons and wife, to S. C. Crumley by Deed dated October 23, 1915, recorded in Volume 40, Page 147, Deed Records, McCulloch County, Texas.

The three above described tracts of land are the same tracts of land described in Deed of Trust from Oscar B. Betsill and wife, Willye Betsill, to the Federal Land Bank of Houston dated November 27, 1946, recorded in Book 15, Page 241, Deed of Trust Records of McCulloch County, Texas, and said Deed of Trust and record are here referred to and made part hereof for all purposes.

SECOND TRACT: 45.1 acres, more or less, out of two surveys as follows:

(1) 30.1 acres out of the Southeast part of H. & T. C. RR Co, Survey No. 46, Certificate No. 33/3222, Abstract No. 1674, purchased from the State by W. J. Jamison and patented to A. M. Jamison by Patent No. 639, Volume 8, and;

(2) 15 acres out of the Northeast part of Heinrich Schneider Survey No. 1275, Certificate No. 298, Abstract No. 1309, patented to Evan Shelby by Patent No. 829, Volume 12,

Which said tracts lie contiguous and described by metes and bounds as follows:

BEGINNING at a stake set for the Southeast corner of said Survey No. 46, and Northeast corner of said Survey No. 1275;

THENCE with East line of said Survey No. 46, North 435 varas to stake set for the Northeast corner of this tract and being set for the Northeast corner of Tract No. 5 in the Partition of a certain 210 1/2 acre tract out of said Surveys Nos. 46 and 1275, in Cause No. 2972 entitled I. N. Hallmark vs. Duward Jones, et al, in District Court of McCulloch County, Texas, rendered on the 17th day of October A.D. 1935, and recorded in Volume 8, Page 14, Records of said Court:

THENCE with North line of said 210 1/2 acre tract, South 89° 20' West (at 138.66 varas the Northwest corner of Tract No. 5, the Northeast corner of Tract No. 4, at 277 1/2 varas the Northwest corner of Tract No. 4 and Northeast corner of Tract No. 3) 416.65 varas to stake set for Northwest corner of Tract No. 3 and Northeast corner of Tract No. 2, for the Northwest corner of this tract;

THENCE with East line of Tract No. 2 and West line of Tract No. 3, South 610 varas to stake in South line of said 210 1/2 acre tract set for the Southeast corner of Tract No. 2, and Southwest corner of Tract No. 3, for the Southwest corner of this tract;

THENCE with South line of said 210 1/2 acre tract, North 89° 45' East (at 139.11 varas the Southeast corner of Tract No. 3 and Southwest corner of Tract No. 4, at 276.99 varas the Southeast corner of Tract No. 4, and Southwest corner of Tract No. 5) 415.65 varas to stake in East line of said Survey No. 1275, set for the Southeast corner of said 210 1/2 acre tract, the Southeast corner of said Tract No. 5, for the Southeast corner of this tract, from which a Mesquite 4" in dia. brs. North 23° West 16 1/2 varas, a mesquite 3" in dia. brs. South 57 1/2° West 21 1/2 varas;

THENCE with East line of said Survey No. 1275, North 178 varas to the place of beginning.

Said two tracts of land are the same two tracts of land conveyed to Oscar Betsill by Louella Knight, et al, by Deed dated July 1, 1949, recorded in Book 126, Page 405, Deed Records of McCulloch County, Texas, and said Deed and record are here referred to and made part hereof for description.

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT PROPERTY

The following lands situated in McCulloch County, Texas:

The West half of 137.64 acres, more or less, out of the W. J. Jamieson Survey No. 46, Abstract No. 1674, Certificate No. 33/3222, purchased from the State by W. J. Jamieson and patented to A. M. Jamieson by Patent No. 639, Volume 8, McCulloch County, Texas, being in two (2) tracts, described by metes and bounds as follows:

Tract 1: 82.74 acres, more or less, out of the North part of the Northwest part of W. J. Jamieson Survey No. 46, Abstract No. 1674, Certificate No. 33/3222, purchased from the State by W. J. Jamieson and patented to A.M. Jamieson by patent No. 639, Volume 8, which 82.74 acre tract is out of and a part of a 103 acre tract described in a Contract of Sale between Veterans Land Board and Karl R. Kiestling, recorded in Volume 154, Page 488, Deed Records, McCulloch County, Texas, said 103 acre tract described by metes and bounds as follows:

Beginning at a concrete marker set in a fence corner 21.6 varas South of and 36 varas East of the Northwest corner of said Survey No. 46, in the South line of F. M. Highway No. 765, 21.6 varas South of the center line Station 173/58 of said Highway, for the Northwest corner hereof;

Thence South 45° 00' West with a fence and said Highway Right of Way 50.9 varas to a fence corner in the West line of said Survey, 57.6 varas South of the Northwest corner of said Survey, and in the East line of a public road;

Thence South 0° 12' West with a fence and West Survey line, 549.7 varas to a concrete marker set in the said fence in East line of said road, and in the West line of said Survey No. 46 for the Southwest corner hereof;

Thence East 1004 varas to a concrete marker set in a North and South fence for the Southeast corner hereof;

Thence North, with a fence, 574.6 varas to a concrete marker set in a fence corner in the South line of said F. M. Highway 765, 21.6 varas South of the North line of said Survey No. 46, for the Northeast corner hereof;

Thence North 89° 20' West with a fence and South right of way line of said Highway 966.2 varas to the place of beginning.

Save and Except 20.26 acres out of the W. J. Jamieson Survey No. 46, Abstract No. 1674, in McCulloch County, Texas, said 20.26 acres being out of and a part of the 103 acre tract described in said Contract of Sale between Veteran's Land Board and Karl R. Kiestling, recorded in Volume 154, Page 488, Deed Records, McCulloch County, Texas, said 20.26 acres being described by metes and bounds as follows:

Beginning at a ½ inch steel stake in the South line of F. M. Highway 765 by a T corner post for the Northwest corner hereof, from which point a concrete highway

monument for the most northerly Northwest corner of said 103 acre tract bears North 89° 20' West 1473.0 feet;

Thence with a fence and the West line hereof, South 03° 10' West 1301.9 feet to a 1/4 inch steel stake set for the Southwest corner hereof;

Thence with the South line hereof, South 86° 50' East 670.7 feet to a 1/2 inch steel stake set for the Southeast corner hereof;

Thence with the East line hereof, North 03° 08' 21" East 1331.16 feet to a 1/2 inch steel stake set in said South line of Highway 765 for the Northeast corner hereof, from which point a 3/8 inch steel stake for the Northeast corner of said 103 acre tract bears South 89° 20' East 540.5 feet;

Thence with said South line of Highway 765 for the North line hereof, North 89° 20' West 670.7 feet to the place of beginning, leaving a net acreage in this Tract 1 of 82.74 acres, more or less.

Tract 2: 54.9 acres out of the South part of the Northwest part of W. J. Jamison Survey No. 46, Abstract No. 1674, Certificate No. 33/3222, purchased from the State by W. J. Jamieson and patented to A. M. Jamieson by Patent No. 639, Volume 8, which 54.9 acre tract is described by metes and bounds as follows:

Beginning at a concrete marker set in a fence in the East line of a public road, and in the West line of said Survey No. 46, 607.3 varas South 0° 12' West from the Northwest corner of said Survey No. 46, for the Southwest corner of a 103 acre tract of land for the Northwest corner hereof;

Thence South 0° 12' West with a fence and West Survey line 308.5 varas to a fence corner and the intersection of the East line of said Road with the North line of a lane for the Southwest corner hereof;

Thence East with a fence 1005.1 varas to a fence corner in the North line of said land for the Southeast corner hereof;

Thence North, with a fence, 308.5 varas to a concrete marker set in a said fence for the Southeast corner of said 103 acre tract, and for the Northeast corner hereof;

Thence West with the South line of said 103 acre tract, 1004 varas to the place of beginning.

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT PROPERTY

The following lands situated in McCulloch County, Texas

176.6 acres, more or less, all of Reinhard Stollie Survey No. 1263, Certificate No. 650, Abstract No. 1209, patented to Reinhardt Stollje by Patent No. 805, Volume 17, McCulloch County, Texas, deeded to R.R. Bradshaw, Jr. et ux in Volume 164, Page 559, Deed Records of McCulloch County, Texas.

176.2 acres, more or less, all of Reinhard Stollie Survey No. 1264, Certificate No. 650, Abstract No. 1207, patented to Reinhardt Stollje by Patent No. 803, Volume 17, McCulloch County, Texas, deeded to R.R. Bradshaw, Jr. et ux in Volume 164, Page 559, Deed Records of McCulloch County, Texas.

Said tracts of land, being the same tracts of land described as Tract 2 and Tract 3 in that certain Warranty Deed dated 1/7/2004 and recorded in Volume 338, Page 862, McCulloch County Deed Records.

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EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of the following described land in McCulloch County, Texas, to-wit:

TRACT ONE: Being 854.1 acres, more or less in McCulloch County, Texas, in the following described tracts:

(A) 419.5 acres, more or less, the South part of H. & T. C. R.R. Co. Survey No. 133, Abstract No. 670, Certificate No. 33/3265, patented to H. & T. C. R.R. Co. by Patent No. 243, Volume 44, which tract is described by metes and bounds as follows:

BEGINNING at a stake set for the Northwest corner of said Survey No. 133, the Northeast corner of Survey No. 108, the Southeast corner of H. & T.C. R. R. Co. Survey No. 107, and the Southwest corner of Johann Buhlmann Survey No. 1127, from which stake a L.O. 8" bears North 2° East 30 varas, a L.O. 10" bears South 41° West 4 varas;

THENCE South 1916 varas along West line of said Survey No. 133, to the Southwest corner of Survey No. 133, from which a Rock Oak 3" in dia. bears North 85° West 30 1/4 varas;

THENCE North 59½° East 1900 varas along the South line of said Survey No. 133, to its Southeast corner, and the Northwest corner of Survey No. 132, the Southwest corner of Survey No. 1038, and from which stake a L.O. 5" bears North 39° West 28 varas;

THENCE with the East line of Survey No. 133, North 983 varas to a stake set for the Northeast corner of this tract;

THENCE West 1625 varas to the place of beginning;

(B) 288.3 acres, more or less, in two surveys as follows:

(1) 272.1 acres, more or less, out of and a part of C. E. Anderson Survey No. 1038, Abstract No. 1729, patented to C. E. Anderson by Patent No. 415, Volume 4; and

(2) 16.2 acres, more or less, out of the Northwest part of S. W. Colton Survey No. 132, Abstract No. 2169, Certificate No. 33/3264, purchased from the State by and patented to S. W. Colton by Patent No. 308, Volume 44, and which said tracts are described by metes and bounds as follows:

BEGINNING at a stake set for the Southeast corner of H. & T. C. R.R. Co. Survey No. 133, the Northeast corner of Survey No. 1130, the Northwest corner of Survey No. 132, and Southwest corner of C. E. Anderson Survey No. 1038, from which a L.O. 6" in dia. bears North 39° West 28 varas;

THENCE with the West line of said Survey No. 132, South 281.9 varas to stake set for the Southwest corner of this tract;

THENCE East (crossing North line of Survey No. 132, and South line of Survey No. 1038)

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EXHIBIT "A"

BROAD

1039.7 varas to stake set for the Southwest corner of a certain 160 acre tract out of said Survey No. 1038, conveyed to Albert H. Broad, Jr., for the Southeast corner of this tract;

THENCE with West line of said Albert H. Broad, Jr. 160 acre tract, North 21° 32' East 1371.2 varas to stake set for the Northwest corner of said 160 acre tract, and the Northeast corner of this tract;

THENCE West 1527.8 varas to stake set in West line of Survey No. 1038, and East line of H. & T. C. R.R. Co. Survey No. 133, for the Northwest corner of this tract;

THENCE South with West line of said Survey No. 1038, and East line of said Survey No. 133, 983 varas to the place of beginning.

(C) 146.3 acres, more or less, in two surveys as follows:

(1) 117 acre, more or less, out of the Southeast corner of S. T. Ward Survey No. 134, purchased from the State by S. T. Ward, Abstract No. 2084, patented to W. B. White by Patent No. 64, Volume 17;

(2) 29.3 acres, more or less, out of the Northeast part of C. E. Anderson Survey No. 1038, Abstract No. 1729, patented to C. E. Anderson by Patent No. 415, Volume 4, which said tracts are described by metes and bounds as follows:

BEGINNING at a stake set for the Northwest corner of H. & T. C. R.R. Co. Survey No. 159, the Northeast corner of C. E. Anderson Survey No. 1038, the Southwest corner of A. Dumzlauf Survey No. 1040, the Southeast corner of said Survey No. 134, for the Southeast corner of this tract;

THENCE with East line of said Survey No. 134, and West line of said Survey No. 1040, North (at 491 varas, the Northwest corner of a certain 87 acre tract, out of the South part of said Survey No. 1040, from which a Mes. 6" bears North 54 3/4° West 23 3/4 varas; a Mes. 6" bears North 45° East 18 1/4 varas) 972 varas to stake set for the Northwest corner of Survey No. 1040, for the Northeast corner of this tract, from which a Live Oak 5" bears North 50° East 74 1/2 varas; a Live Oak 6" bears North 18° East 80 varas;

THENCE West 842 varas to a rock mound the Northwest corner of this tract;

THENCE South crossing the South line of Survey No. 134, and North line of said Survey 1038, 972 varas to stake, set for the Southwest corner of this tract;

THENCE East 842 varas to the place of beginning.

TRACT TWO: Being 53.12 acres, more or less, in McCulloch County, Texas, situated about five and one-half miles North and three miles West from Brady, the County Seat, and lying in two Surveys as follows:

3.81 acres, more or less, in the H. & T. C. R.R. Co. Survey No. 159, Abstract No. 683, Certificate No. 33/3278, patented to H. & T. C. R.R. Co. by Patent No. 215, Volume 44, and being a certain 30 foot roadway over and across and along the entire South line of the North one-half of Survey No. 159; and

49.31 acres, more or less, out of the South part of a certain 160 acre tract in the East part of the C.E. Anderson Survey No. 1038, Abstract No. 1729, patented to C. E. Anderson by Patent No. 415, Volume 4.

Said 53.12 acres forms a solid body of land and is described by metes and bounds as follows:

BEGINNING at a corner fence post set in the East line of the C. E. Anderson Survey No. 1038, the West line of the H. & T. C. R.R. Co. Survey No. 159, and set for an interior corner of this 53.12 acre tract from which the Northeast corner of Survey No. 1038 bears North 00° 43' East 962.3 varas;

THENCE with fence along the East line of Survey No. 1038, the East line of the 160 acre tract referred to above, South 00° 43' West 281.5 varas to a fence corner post set for the Southeast corner of the 160 acre tract, the Northeast corner of the H. O. and B. C. Broad property out of Survey No. 1038, and being the Southeast corner of this tract;

THENCE with fence between the properties of H. O. and B. C. Broad, and G. S. and A. H. Broad, South 88° 40' West 963.3 varas to a stake set in the fence for the Southwest corner of the 160 acre tract, the Southwest corner of this tract;

THENCE North 21° 32' East 351.4 varas for the Northwest corner of this tract, and set in the West line of the 160 acre tract;

THENCE South 89° 10' East, at 837.8 varas the Northwest corner of the 30 foot roadway set in the West line of Survey No. 159, continuing to 2827.8 varas to the Northeast corner of said roadway set in the West line of U. S. Highway No. 283;

THENCE South 00° 43' West 10.8 varas to a corner fence post set for the Southeast corner of said thirty foot roadway and set for the most easterly Southeast corner of this tract;

THENCE with the South line of said thirty foot roadway and with a fence along the South line of the North one-half of Survey No. 159, North 89° 10' West 1990 varas to the place of beginning.

TRACT THREE: Being 799.1 acres of land in McCulloch County, Texas, containing approximately 274.9 acres of the H.A.D. Lockmann Survey 1131, Abstract 909, and approximately 271.1 acres of the H. Stoppel Survey 1130, Abstract 1305, and approximately 158.1 acres of the N.P. Fulcher Survey 110, Abstract 1750, and approximately 69.7 acres of the L.M. Parker Survey 132, Abstract 2329 (formerly Abstract 2169), and approximately 24.6 acres of the C. Hugh Survey 1035, Abstract 480, and approximately 0.6 acres of the S.W. Colton Survey 132, Abstract 2169, and approximately 0.1 acres of the C. Huth Survey 1034, Abstract 481, said 799.1 acres being all of Tracts 3, 5, and 6 and a part of Tracts 1 and 4 described in the deed from Farm Credit Bank of Texas to W.C. Wright and wife, Winifred Wright, dated July 6,

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EXHIBIT "A"

BROAD

1988, and recorded in Volume 239, Page 600, McCulloch County Deed Records.

BEGINNING at a ½" iron stake set on the southwest side of an old large corner post representing the southwest corner of said Tract 3 of said Wright deed, said iron stake being located 349.55' S00° 06' 38" W of an old corner post representing the south corner of said Lockmann Survey; From said old corner post a liveoak stump bears S32° 06' 46" W 119.84' (43.142v) [Patent=S31½°W 42 4/5 varas].

THENCE N00° 06' 38" E 5719.07' (2058.865v) [Deed Calls=North 2046 varas] along the general course of a fence representing the west lines of the said N.P. Fulcher Survey, the said H. A. D. Lockmann Survey, and the said H. Stoppel Survey, and representing the east lines of the J. Lockman Survey 1132, and the H. & T. C. Ry. Co. Survey 109, to a 2½" iron corner post representing the northwest corner of the said Stoppel Survey, the northeast corner of the said H. & T. C. Ry. Co. Survey 109, the southeast corner of the S. W. Colton Survey 108, and the southwest corner of the H. & T. C. Ry. Co. Survey 133. Said iron corner post also represents the northwest corner of said Tract 6 of said Wright deed.

THENCE N58° 59' 00" E 5138.49' (1849.856v) [Deed call=N58° 45'E 1854' varas] along the general course of a fence representing the north line of said Stoppel Survey and the south line of the said H. & T. C. Ry. Co. Survey 133, to a 2½" iron corner post representing the northeast corner of said Stoppel Survey, the northwest corner of said Colton Survey 132, the southwest corner of the C.E. Anderson Survey 1038, and the southeast corner of the said H. & T. C. Ry. Co. Survey 133. Said iron corner post also represents the northeast corner of said Tract 6.

THENCE S00° 00' 00" W 5360.29' (1929.704v) [Deed Calculation=South 1924 varas] along the general course of a fence representing the east line of said Stoppel Survey, at 782.44' passing the northwest corner of a 624.6 acre tract surveyed simultaneously, continuing along the east line this tract and along the west line of said 624.6 acre tract and along the general course of said fence representing the east lines of the said Stoppel Survey, and the said H. A. D. Lockmann Survey, and representing the west line of said Colton Survey 132, to a ½" iron stake set 1.0' west of a new corner post at a fence intersection representing the southwest corner of said Tract 4 and the northwest corner of said Tract 1 of said Wright deed. Said iron stake is an interior corner of this tract and the westernmost southwest corner of said 624.6 acre tract.

THENCE along the common boundary between said 799.1 acre tract and said 624.6 acre tract and along the general course of a fence as follows:

N89° 19' 47" E 361.36' to a ½" iron stake set on the northeast side of an old corner post and on the northwest side of a new corner post; and S89° 47' 58" E 2710.78' to a ½" iron stake set on the southeast side of a tall power pole corner post; and S32° 42' 43" E 64.54' to a ½" iron stake set on the southwest side of a tall power pole corner post; and N76° 55' 38" E 37.48' to a ½" iron stake set on the northwest side of a tall power pole corner post; and

S24° 56' 14" E 606.72' to a ½" iron stake set on the northeast side of a large Liveoak tree; and S41° 20' 38" E 735.49' to a 2½" iron corner post; and S07° 19' 54" E 651.07' to the south line of the said L. M. Parker Survey which is the south line of said Tract 1 of said Wright deed, said

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point being located 0.65' S07° 19' 54" E (southerly, in line with fence) of a ½" iron stake found 0.55' southeast of a southeast brace post.

THENCE N66° 23' 46" W 3883.37' [Deed Bearing=N66° 40'W] along the general course of a fence representing the south line of said Parker Survey and the north line of the said Huth Survey 1035, to a ½" iron stake found at a fence intersection representing the easternmost northeast corner of said Tract 5 of said Wright deed.

THENCE S00° 16' 23" W 2574.86' (926.950v) [Deed Calls=South 939.4 varas] along the general course of a fence representing the easternmost east line of said Tract 5 and the east line of Tract 3 of said Wright deed to the southeast corner of said Tract 3, said point being located 0.26' N89° 43' 37" W (westerly) and 1.14' S00° 16' 23" W (southerly) of a ½" iron stake found on the east side of a corner post. From said southeast corner of said Tract 3 a dead Liveoak tree bears S74° 15' E 40.28' (14.5v) [Deed Call=S74° 15' E 14 ½ varas].

THENCE S87° 46' 06" W 4815.95' (1733.742v) [Deed Call=S88° 30' W 1724 varas; Volume 188, Page 485=S87 ½° W] along the general course of a fence representing the south line of said Tract 3 of said Wright deed to the place of beginning.

TRACT FOUR: A roadway easement 30 ft. in width, off of and along the South line of Adam Dumzlauf Surveys Nos. 1042 and 1043, Abstract Nos. 224 and 226, as described in a deed from D. F. Savage and S. W. Colton to B. J. Fitzgerald dated January 28, 1914, recorded in Volume 31, Page 133, Deed Records, McCulloch County, Texas, to which reference is here made for all purposes

TRACT FIVE: An easement and right of way for ingress and egress as described in a deed dated May 4, 1998 from Winifred B. Wright to Stephen T. Broad and Zana Broad, recorded in Volume 294, Page 346, passing in, over and along a certain way more fully described as follows:

0.26 acre road easement which connects said 799.1 acre tract to the western terminus of County Road #418 and runs along the southernmost south line of a 624.6 acre tract surveyed simultaneously, said road easement being in the L. M. Parker Survey 132, Abstract 2329 (formerly abstract 2169), McCulloch County, Texas, and being a part of Tract 1 described in the deed from Farm Credit Bank of Texas to W. C. Wright and wife, Winifred Wright, dated July 6, 1988, and recorded in Volume 239, Page 600, McCulloch County Deed Records.

BEGINNING at the south corner of said western terminus of County Road #418, at a ½" iron stake found on the southeast side of a power pole corner post which is located in the south line of the said L. M. Parker Survey which is the south line of the said Tract 1 of said Wright deed, said iron stake being the southernmost southeast corner of said 624.6 acre tract which is located 4445.09' S66° 23' 46" E of the easternmost southeast corner of said 799.1 acre tract.

THENCE N66° 23' 46" W 445.09' [Deed Bearing=N66° 40'W] along the south line of this easement which is the south line of said 624.6 acre tract, and along the general course of a fence to the easternmost southeast corner of said 799.1 acre tract, said corner being located 0.65' S07° 19' 54" E (southerly, in line with fence) of a ½" iron stake found 0.55' southeast of a southeast

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brace post.

THENCE N07° 19' 54" W 29.15' along the west end of this easement and along the eastern line of said 799.1 acre tract to a point located 621.93' S07° 19' 54" E of a 2½" iron corner post.

THENCE S66° 23' 46" E 459.46' along the north line of this easement to a point located in the western terminus of said County Road #418, said point being located 14.58' S22° 12' 17" W of a ½" iron stake set on the west side of an old corner post for the westernmost corner of a 373.5 acre tract surveyed simultaneously.

THENCE S22° 12' 17" W 25.01' along the east line of this easement and along the east line of said 624.6 acre tract to the place of beginning.

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BROAD

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT PROPERTY

The following lands situated in McCulloch County, Texas:

657.373 acres, more or less, being all of the A.M. Jamison Survey No. 48, Abstract No. 1814, Certificate No. 33/3223, patented to A.M. Jamieson by Patent No. 641, Volume 18, McCulloch County, Texas.

Said land being the same land described in that certain deed dated April 2, 1998 and recorded in Volume 294, Page 155, Deed Records, McCulloch County, Texas.

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EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

1301.146 acres, more or less, situated in McCulloch County, Texas, and being two tracts out of Thomas Kreiker Survey 1256, Abstract 814, Thomas Krieker Survey 1257, Abstract 813, H. & T.C. RR Co. Survey 63, Abstract 634, E.W. Harris Survey No. 64, Abstract 2006, H. & T. C. RR Co. Survey No. 39, Abstract No. 621, Heinrich Herder Survey No. 1258, Abstract No. 510, Heinrich Herder Survey No. 1259, Abstract No. 511 and Fisher & Miller Survey No. 2596, Abstract No. 287, described by metes and bounds as follows:

TRACT ONE: 1288.274 acres of land out of the Thomas Kreiker Survey No. 1256, Abstract No. 814, the Thomas Kreiker Survey No. 1257, Abstract No. 813, the H. & T. C. RR Co. Survey No. 63, Abstract No. 634 and the E.W. Harris Survey No. 64, Abstract No. 2006 in McCulloch County, Texas and also being a portion of that certain 2947.884 acre tract as described in Volume 366, Page 352 of the Official Public Records of McCulloch County, Texas; Said 1288.274 acre tract being more particularly described as follows and as surveyed under the supervision of Watson Professional Group, Inc.;

BEGINNING at a 8 inch cedar fence corner post found in the east line of that certain 12.872 acre tract, being a portion of said 2947.884 acre tract, as surveyed this same day by Watson Professional Group, Inc. for the southeast corner of the Heinrich Herder Survey No. 1258, Abstract No. 510, the southwest corner of the H. & T. C. RR Co. Survey No. 61, Abstract No. 633, the northwest corner of said Survey No. 1257, the northeast corner of the H. & T. C. RR Co. Survey No. 39, Abstract No. 621, the southwest corner of that certain 1212.285 acre tract as described in Volume 338, Page 529 of said Official Public Records, an ell corner of said 2947.884 acre tract and the northwest corner hereof;

THENCE along the general meanders of a fence for the record common line of said Survey No. 61, said Survey No. 1257, said Survey No. 64 and the E. H. Damken Survey No. 1217, Abstract No. 195 and a north line of said 2947.884 acre tract, the following six (6) courses:

1. South 89° 49' 02" East a distance of 2688.20 feet along the south line of said 1212.285 acre tract to a 4 inch cedar fence corner post found at the southeast corner of said 1212.285 acre tract also being the southwest corner of that certain 92.7 acre tract described in Volume 335, Page 490 of said Official Public Records;
2. South 89° 44' 38" East a distance of 2675.83 feet along the south line of said 92.7 acre tract to a 10 inch cedar fence corner post found at the southeast corner of said Survey No. 61, the southwest corner of said Survey No. 1217, the northwest corner of said Survey No. 64, the northeast corner of said Survey No. 1257, the southeast corner of said 92.7 acre tract and the southwest corner of that certain 150 acre tract as described in Volume 93, Page 288 of the Deed Records of McCulloch County, Texas;
3. North 55° 27' 58" East a distance of 2003.36 feet along the south line of said 150 acre tract to a 5 inch cedar fence corner post found for the southeast corner of said 150 acre tract and the southwest corner of that certain 100 acre tract as described in Volume 47, Page 508 of the Deed of Trust Records of McCulloch County, Texas;
4. North 55° 24' 26" East a distance of 1351.33 feet along the south line of said 100 acre tract to a wood fence corner post found for the southeast corner of said 100 acre tract and the southwest corner of that certain 50 acre tract as described in Volume 213, Page 461 of said Deed Records;
5. North 55° 28' 32" East a distance of 1355.97 feet along the south line of said 50 acre tract to a 3/8 inch iron rod found for the southeast corner of said 50 acre tract;

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6. North 55° 27' 22" East a distance of 2148.85 feet to a 3 inch pipe fence corner post found for the southeast corner of said Survey No. 1217, the southwest corner of the Fisher & Miller Survey No. 2578, Abstract No. 275, the northwest corner of the Friedrich Frerichs Survey No. 1218, Abstract No. 313, the northeast corner of said Survey No. 64, the most easterly northeast corner of said 2947.884 acre tract, the northwest corner of that certain 81.8 acre tract as described in Volume 47, Page 508 of said Deed of Trust Records, and the most easterly northeast corner hereof;

THENCE along the general meanders of a fence for the record common line of said Survey No. 64, said Survey No. 1218, said Survey No. 63 and the Friedrich Frerichs Survey No. 1219, Abstract No. 314 and the east line of said 2947.884 acre tract, the following two (2) courses:

1. South 00° 06' 42" East a distance of 1515.40 feet along the west line of said 81.8 acre tract to a 6 inch cedar fence corner post found at the southwest corner of said 81.8 acre tract and the northwest corner of that certain 663.5 acre tract described in Volume 52, Page 239 of said Deed of Trust Records:

2. South 00° 09' 05" West a distance of 3882.38 feet along the west line of said 663.5 acre tract to a 6 inch cedar fence corner post found in the north line of that certain 4324.878 acre tract described in Volume 213, Page 859 of said Deed Records for the southwest corner of said Survey No. 1219, the northwest corner of E.W. Harris Survey No. 33, Abstract No. 2232, the northeast corner of Hans Christian Schaefer Survey No. 1220, Abstract No. 1217, the southeast corner of Survey No. 63, the southwest corner of said 663.5 acre tract, the southeast corner of said 2947.884 acre tract and the southeast corner hereof;

THENCE South 57° 29' 43" West a distance of 3330.89 feet along the record common line of said Survey No. 63 and said Survey No. 1220, the south line of said 2947.884 acre tract to a 3/8 inch iron rod found for the northwest corner of said Survey No. 1220, the northeast corner of Hans Christian Schaefer Survey No. 1221, Abstract 1215, and the northeast corner of a called 349.952 acre tract of land described in Volume 328, page 6 of said Official Public Records;

THENCE along the general meanders of a fence for the record common line of said Survey No. 1221 and said Survey No. 63 and the northwest line of said 349.952 acre tract and the south line of said 2947.884 acre tract the following three (3) courses:

1. South 57° 41' 18" West a distance of 1219.38 feet to a 1/2 inch iron rod found;

2. South 57° 44' 11" West a distance of 1183.82 feet to a 1/2 inch iron rod found;

3. South 57° 44' 24" West a distance of 913.66 feet to a 1/2 inch iron rod found for the northwest corner of said Survey No. 1221, the northeast corner of the C.R. Tisdale Survey No. 38, Abstract No. 2211, the southeast corner of said Survey No. 1256, the southwest corner of said Survey No. 63, the northwest corner of said 349.952 acre tract, the northeast corner of that certain 640 acre tract described in Volume 144, Page 526 of said Deed Records and a corner hereof;

THENCE North 87° 40' 45" West a distance of 5254.35 feet along the general meanders of a fence crossing said Survey No. 1256 for the south line of said 2947.884 acre tract and the north line of said 640 acre tract to a 12 inch cedar fence corner post found at an ell corner of said 2947.884 acre tract for an ell corner hereof;

THENCE North 04° 06' 45" West a distance of 1739.75 feet along the general meanders of a fence crossing said Survey No. 1256 along the west line of said 2947.884 acre tract to a 10 inch cedar gate fence corner post found in the record common line of said Survey No. 39 and said Survey No. 1256 for

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the northeast corner of that certain 160 acre tract as described in Volume 206, Page 506 of said Official Public Records and an interior corner of said 2947.884 acre tract;

THENCE North 00° 20' 14" West a distance of 3091.74 feet along the record common line of said Survey No. 1256, said Survey No. 1257 and said Survey No. 39 and crossing said 2947.884 acre tract, to the POINT OF BEGINNING, containing 1288.274 acres, more or less.

Note: Bearings and distances are grid, NAD 83 US TX Central Zone. Iron rods set are ½ inch rebar with plastic caps marked "WATSON 1989" or "Watson 5740".

TRACT TWO: BEING 12.872 acres of land, more or less, out of the H. & T. C. RR Co. Survey No. 39, Abstract No. 621, the Heinrich Herder Survey No. 1258, Abstract No. 510, the Heinrich Herder Survey No. 1259, Abstract No. 511 and the Fisher & Miller Survey No. 2596, Abstract No. 287 and also being a portion of that certain 2947.884 acre tract of land as described in Volume 366, Page 352 of the Official Public Records of McCulloch County, Texas and a portion of a called 160 acre tract described in a deed recorded in Volume 228, Page 811 of the Deed Records of McCulloch County, Texas; Said 12.872 acre tract being more particularly described as follows and as surveyed under the supervision of Watson Professional Group, Inc;

BEGINNING at a 8 inch cedar fence corner post found for the southeast corner of said Survey No. 1258, the southwest corner of the H. & T. C. RR Co. Survey No. 61, Abstract No. 633, the northwest corner of the Thomas Kreiker Survey No. 1257, Abstract No. 813, the northeast corner of said Survey No. 39 for an interior corner of said 2947.884 acre tract, the southwest corner of that certain 1212.285 acre tract as described in Volume 338, Page 529 of said Official Public Records and the northwest corner of that certain 1288.274 acre tract as surveyed this same day by Watson Professional Group, Inc. as a portion of said 2947.884 acre tract;

THENCE South 00° 20' 14" East a distance of 50.00 feet along the record common line of said Survey No. 1257 and said Survey No. 39, the west line of a right of way easement as described in Volume 167, Page 207 of the Deed Records of McCulloch County, Texas and the west line of said 1288.274 acre tract to a ½ inch iron rod set for a corner of that certain 303.591 acre tract as surveyed this same day by Watson Professional Group, Inc. being a portion of said 2947.884 acre tract and the southeast corner hereof;

THENCE crossing said Survey No. 39, said Survey No. 1258, said Survey No. 1259 and said Survey No. 2596 along the north line of said 303.591 acre tract, the east line of that certain 1000.011 acre tract as surveyed this same day by Watson Professional Group, Inc. being a portion of said 2947.884 acre tract, the east line of that certain 509.223 acre tract as surveyed this same day by Watson Professional Group, Inc. being a portion of said 2947.884 acre tract and crossing said 2947.884 acre tract the following five (5) courses;

1. South 89° 49' 02" West a distance of 50.28 feet to a ½ inch iron rod set for the southwest corner hereof;
2. North 00° 10' 00" West a distance of 55.52 feet to a ½ inch iron rod set in the record common line of said Survey No. 39 and said Survey No. 1258 for a corner hereof;
3. North 00° 10' 58" West a distance of 5535.13 feet to a ½ inch iron rod set in the common line of said Survey 1259 and said Survey 2596;
4. North 00° 13' 32" West a distance of 2872.44 feet to a ½ inch iron rod set;

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5. North 00° 19' 57" West a distance of 2743.90 feet to a ½ inch iron rod set in south right-of-way line of Farm-to-Market Road 504 and the north line of said 2947.884 acre tract for the northeast corner of said 509.223 acre tract and the northwest corner hereof;

THENCE South 89° 38' 59" East a distance of 50.02 feet along the north line of said 2947.884 acre tract and the south line of said FM 504 to a ½ inch iron rod set in the common line of said Survey No. 2596 and the A. Hoelscher Survey No. 1261, Abstract No. 501 for the most northerly northeast corner of said 2947.884 acre tract, the northwest corner of said 1212.285 acre tract and the northeast corner hereof and from which a 6 inch cedar post fence corner found bears South 25° 31' 31" East a distance of 1.77 feet and a 4 inch post fence corner found bears South 84° 32' 19" East a distance of 43.01 feet;

THENCE along the record common line of said Survey No. 1261, said Survey No. 2596, said Survey No. 1259, said Survey No. 1258, said Survey No. 39, said Survey No. 61 and the A. Hoelscher Survey No. 1260, Abstract No. 500 for the west line of said 1212.285 acre tract and the east line of said 2947.884 acre tract the following three (3) courses:

1. South 00° 19' 57" East a distance of 2746.03 feet ½ inch iron rod found with a plastic cap marked "WATSON 5740" at the southwest corner of said Survey No. 1261 and the northwest corner of said Survey No. 1260;

2. South 00° 13' 32" East a distance of 2875.34 feet to a 14 inch cedar fence corner post found for the southeast corner of said Survey No. 2596, the southwest corner of said Survey No. 1260, the northwest corner of said Survey No. 61 and the northeast corner of said Survey No. 1259;

3. South 00° 11' 03" East a distance of 5534.73 feet to the POINT OF BEGINNING, containing 12.872 acres, more or less.

Note: Bearings and distances are grid, NAD 83 US TX Central Zone. Iron rods set are 1/2 inch rebar with plastic caps marked "WATSON 1989".

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EXHIBIT "A"

CK HAVERLATH RANCH, LP

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EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

TRACT ONE: BEING an area of 665.161 acres of land, more or less, in McCulloch County comprised of 626.50 acres out of C.R Tisdale Survey 38, Abstract No. 2211, and 38.66 acres out of C. Schmidt Survey No. 1252, Abstract No. 1234, McCulloch County, Texas, and said 665.161 acre tract being out of 2554 acres conveyed by deed from Ollie M. Johnson, a widow, and Noble M. Johnson to Joe Dale Johnson, described and recorded May 15th, 1953, in Volume 144, Page 526, Deed Records of McCulloch County, Texas, and said 665.161 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a ½" iron rod found, from which a fence corner post bears South 1.0 feet, for the Northeast corner of this tract being the Northeast corner of the Survey 38, Northwest corner of H. Schaefer Survey 1221, Abstract 1215, the Southeast corner of Thos. Kreiker Survey 1256, Abstract 814, the Southwest corner of H. & T. C. Ry. Co. Survey 63, Abstract 634, and being the Northeast corner of 2554 acre Johnson tract, the Northwest corner of 349.952 acres described in a Warranty Deed from John P. Easley, and wife, Mary Lou Easley to J. P. Easley Family Partnership, LTD. recorded in Volume 328, Page 6, Deed Records of McCulloch County, Texas, and being a Southern corner of 4,369.319 acres described in a Warranty Deed to Beakley Cattle Company, LLC. recorded in Volume 366, Page 252, Deed Records of McCulloch County, Texas;

THENCE with the East line of Survey 38 and the West line of Survey 1221, and the West line of said 349.952 acres, the East line of 2554 acre Johnson tract, the East line of this tract along and with a fence, S0° 10' 37"E (Call North), at 1186.46 feet passing a ½" iron rod found, at 2309.28 feet passing a ½" iron rod found, at 2586.94 feet passing the Southwest corner of Survey 1221 and the Northwest corner of H. Schaefer Survey 1222, Abstract 1216, and continuing with the East line of Survey 38 and the West line of Survey 1222, at 4083.05 feet passing a ½" iron rod found, and continuing for a total of 5146.41 feet to a three way fence corner post, being the Southeast corner of Survey 38, the Southwest corner of Survey 1222, the Northwest corner of G. & B.N. Co. Survey 34, Abstract 443, the Northeast corner of Jacob Klock Survey 1250, Abstract 820, also being the Southwest corner of 349.952 acre tract, the Northwest corner of a 364.43 acres described in a Warranty Deed from Jesse L. Stanfield and wife, Margret Stanfield to SMIKID, LTD., a Texas Limited Partnership, recorded in Volume 332, Page 511, Deed Records of McCulloch County Texas, and the Northeast corner of a 125.293 acres described in a General Warranty Deed from Joe H. Johnson and wife, Mackye M. Johnson; Joen Johnson and husband, Gary Sutton; Janice Johnson Cook and husband, Ronnie Lee Cook; Justine Johnson McNeely and husband, Ted E. McNeely to SMIKID, Ltd recorded in Volume 380 Page 100, Deed Records of McCulloch County, Texas, and being the Southeast corner of this tract;

THENCE with the North line of Survey 1250 and the South line of Survey 38, and the North line of 125.293 acre tract with a fence, N87° 46' 07"W, 1699.29 feet (Call S. 87° 22' 12" E, 1700.06 feet) to a ½" iron rod with cap marked "ROSS", for the Northwest corner of 125.293 acre SMIKID tract, and an interior corner of the remainder of 2,554 acre Johnson tract;

THENCE upon and across 2,554 acre Johnson tract, along the South line of Survey 38 and North line of Survey 1250, with a fence, N87° 46' 07"W, at 976.88 feet passing a calculated point for the Northwest corner of Survey 1250 and the Northeast corner of Jacob Klock Survey 1251,

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Abstract 822, continuing for a total distance of 3653.05 feet to a four way fence corner post, from which an Oak tree, 36" diameter, bears S43° 36' 09"E, 56.34 feet, being the Northwest corner of Survey 1251, the Southwest corner of Survey 38, the Northeast corner of H. & T. C. Survey 37, Abstract 820, the Southeast corner of C. Schmidt Survey 1252, Abstract 1234, and being an angle point for the South line of this tract;

THENCE upon and across Survey 1252, and 2554 acre Johnson tract, with a fence, N84° 54' 58"W, 592.71 feet to a 2 ½" pipe fence corner post, for the Southwest corner of this tract;

THENCE with a fence, N0° 19' 28"W, 2689.66 feet to a 2 ½" pipe fence corner post, being in the North line of Survey 1252, the South line of C. Schmidt Survey 1255, Abstract 1235, and being in the South line of 617.7 acres described in a Warranty Deed to Harold Lanier Price recorded in Volume 206, Page 506, Deed Records of McCulloch County, Texas, the North line of 2554 acre Johnson tract, and being the Western most Northwest corner of this tract;

THENCE along the North line of Survey 1252, the South line of Survey 1255, the South line of 617.7 acre Price tract, the North line of 2554 acre Johnson tract, with a fence, N89° 52' 54"E, 649.28 feet to a cedar fence corner post, being the Northeast corner of Survey 1252, the Southeast corner of Survey 1255, being in the West line of Survey 38, for an interior corner of this tract;

THENCE along the East line of Survey 1255, the West line of Survey 38, the East line of 617.7 acre Price tract, the West line of 2554 acre Johnson Tract, with a fence, N0° 54' 43"E, 2407.29 feet (Call South 950 varas) to a ½" iron rod by a three way fence corner post, for the Northeast corner of Survey 1255, the Northwest corner of Survey 38, the Southeast corner of H & T. C. R.R. Survey 39, Abstract 621, the Southwest corner Survey 1256, being the Southwest corner of 4369.319 acre Beakley tract, and being the Northern most Northwest corner of 2554 acre Johnson tract, and being the Northern most Northwest corner of this tract;

THENCE along the South line of Survey 1256, the North line of Survey 38, the South line of 4369.319 acre Beakley tract, the North line of 2554 acre Johnson tract, with a fence, S87° 40' 57"E, 5254.71 feet (Call West 1900 varas) to the PLACE OF BEGINNING and containing an area of 665.161 acres of land.

TRACT TWO:

A non-exclusive easement as described in an easement dated April 25, 1994 from Carol Ann Johnson to Joeen Johnson Sutton , et al, recorded in Volume 265, Page 264, Deed Records, McCulloch County, Texas, to be held, used and enjoyed in common with the other Grantors herein, said easement described as follows:

Said 30-foot wide strip is 15.0 feet on each side of a centerline, more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point in the north line of public road for the south end hereof from which point a railroad spike set by a "T" corner post in the south line of said public road for the southeast

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COOK FAMILY REVOCABLE TRUST

corner of said Fisher & Miller Survey No. 2591 bears South 82° 39' 51" East 461.51 feet;

THENCE with the approximate centerline of an existing road across said Carol Ann Johnson 524 acres, North 15° 15' 58" West 1504.37 feet, a railroad spike, North 12° 46' 58" West 1999.73 feet, a railroad spike, North 12° 13' 58" West 577.82 feet, a railroad spike at the intersection of another access road, (which bears northwest to the east property line of Grantee's property, said access road to the Northwest to Grantee's property is included herein), North 09° 08' 00" East 148.54 feet, North 33° 02' 48" East 1008.57 feet, and North 11° 59' 16" East 169.17 feet to a point in the north line of said Survey No. 2591, being the north line of said Carol Ann Johnson 524 acres, from which a point a ½ inch steel stake set by a "T" corner post for the Northeast corner of said Survey No. 2591 bears South 88° 31' 20" East 731.97 feet, also from said point a railroad spike in a west pine gatepost bears North 88° 31' 21" West 10.0 feet.

TRACT THREE:

A non-exclusive easement as described in an easement from J. A. Jones, James M. Anderson, Patrick S. Anderson and Timothy Lee Anderson to Joe H. Johnson, Joeen Johnson Sutton, Janice Johnson Cook, and Justine Johnson McNeely dated June 30, 2008, recorded in Volume 380, Page 95, Official Public Records, McCulloch County, Texas, to be held, used and enjoyed in common with the other Grantors herein, said easement described as follows:

Easement and right-of-way upon and across a thirty (30) foot wide strip of land crossing a 109.252 acre tract out of Jacob Klock Survey No. 1249, Abstract No. 819, in McCulloch County, Texas described in Deed from Noble M. Johnson and wife, Modenia Johnson dated November 19, 1993 to J. A. Jones and J. S. Anderson, recorded in Volume 265, Page 560, Official Public Records of McCulloch County, Texas. Said 30-foot wide strip is 15.0 feet on each side of a centerline, more particularly described by metes and bounds as follows, to wit:

BEGINNING at a point in the North line of the F & M Survey No. 2591, Abstract No. 268 and the South line of said Jacob Klock Survey No. 1249, Abstract No. 819, also being the ending point of an easement from Carol Ann Johnson dated April 25, 1994, recorded in Volume 265, Page 264, Official Public Records, McCulloch County, Texas, and further being in the North line of a public road for the south end hereof, from which point a ½ inch steel stake set by a "T" corner post for the Northeast corner of said Survey No. 2591 bears South 88° 31' 20" East 731.97 feet, also from said point a railroad spike in a west pine gatepost bears North 88° 31' 21" West 10.0 feet;

THENCE continuing with said centerline hereof, North 13° 23' 21" East 250.79 feet North 04° 21' 34" East 725.71 feet, North 8° 46' 23" East 913.85 feet, and North 19° 12' 58" East 55.33 feet to a point in the center of a cattleguard, being in the north line of said J. A. Jones et al tract, from which point a ½ inch steel stake set by a "T" fence corner post for a Northeasterly corner of said Noble Johnson tract bears South 88° 35' East 427.28 feet.

TRACT FOUR:

A non-exclusive easement as described in a Warranty Deed dated July 3, 2008 from Joe H. Johnson et ux et al to SMIKID Ltd recorded in Volume 380, Page 100, Official Public Records, McCulloch County, Texas, to be held, used and enjoyed in common with the other Grantors herein, and being an easement over, upon and across a strip or tract of land located in the Jacob Klock Survey No. 1249, Abstract No. 819, and the Jacob Klock Survey No. 1250, Abstract No. 820, in McCulloch County, Texas, said easement being fifteen feet on each side of a center line described by metes and bounds as follows, to-wit:

BEGINNING at a point in the North line of that tract described in Deed from Ollie M. Johnson et al to Noble Johnson, dated May 31, 1955, recorded in Volume 144, page 529, Deed Records of McCulloch County, Texas, being also at a point in a southerly line of a 2,544.0 acre tract, from which point a ½ inch steel stake set by a "T" fence corner post for a northeasterly corner of said Noble Johnson tract bears S. 88° 35' East 427.28 feet, and being also the ending point of that easement from Carol Ann Hagler et al to Ona Green, dated July 15, 1985, recorded in Volume 228, Page 366, Deed Records of McCulloch County, Texas;

THENCE North 38° 16' 12" East 57.77 feet, North 78° 36' 10" East 176.95 feet, North 63° 38' 18" East 101.77 feet, North 35° 22' 43" East 180.45 feet, a 30d nail, North 06° 44' 28" West, at 362.02 feet cross the North line of said Jacob Klock Survey No. 1249 at a point from which a ½ inch steel stake set by a "T" fence corner post for the Northeast corner of said Survey No. 1249 bears East 54.15 feet, a total distance this course of 831.36 feet, a railroad spike, North 01° 35' 29" East 409.77 feet, North 21° 59' 17" East 82.84 feet, North 63° 23' 31" East 36.91 feet to a point for an angle hereof, from which point the center of a cattle guard in the East line of said Jacob Klock Survey No. 1250 bears North 63° 23' 31" East 16.65 feet;

THENCE parallel to and 15.0 feet West of the East line of Jacob Klock Survey No. 1250, North 01° 00' West, at 1,599.5 feet pass the North line of said Survey No. 1250, at a point 15.0 feet West of the Northeast corner of said Survey No. 150, a total distance this last course of 1,614.5 feet;

THENCE East 15.0 feet to a point in the West line of H. Schaefer Survey No. 1222, Abstract No. 1216, for the North end hereof, from which said point the Southwest corner of said Survey No. 1222 bears South 01° East 15.0 feet.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows:

Being 99.77 acres, more or less, out of a 100 acre tract out of the Southwest corner of the N. P. Fulcher Survey No. 110, Abstract No. 1750, Patent No. 103, Volume 3-A, McCulloch County, Texas, dated June 17, 1919, conveyed by E. J. D. Peters and wife, Minnie Peters, to O. G. Dahlberg, by deed dated September 23, 1920, recorded in Volume 40, Page 330, Deed Records, McCulloch County, Texas, described by metes and bounds as follows:

Beginning at a stake and mound in the West line of said Survey set in the North line of Brady and Eden public road, and set 10.8 varas North from the Southwest corner of said Survey;

Thence with the West line of said Survey No. 110, North 1239 varas to a stake and mound set for the Northwest corner of a .350 acre tract out of said Survey, conveyed by G. J. Burger to E. J. D. Peters, by deed dated January 3, 1905, recorded in Volume 4, Page 216, Deed Records, McCulloch County, Texas, with bearings as called for in said Deed at said corner, and with a new bearing, a Mesquite 6" bears North 370 West 11 varas;

Thence with the North line of said 350 acre tract, South 85° East 455 varas to a stake and mound from which a Live Oak 10" bears South 850 West 15-4/5 varas;

Thence South 1239 varas to stake and mound in the North side of Brady and Eden public road;

Thence with the North line of said Brady and Eden public road, North 89° West 455 varas to the place of beginning;

Save and Except a certain .23 of an acre tract of land out of the Southwest corner of said 100 acre tract, conveyed by O. G. Dahlberg and Judith Dahlberg to State of Texas, for highway purposes, by Deed dated March 28, 1934, recorded in Volume 90, Page 450, Deed Records, McCulloch County, Texas, leaving 99.77 acres; and being the same land conveyed by Judith Dahlberg, et al to Virgil L. Dahlberg by Deed dated September 20, 1956, recorded in Volume 146, Page 609, Deed Records, McCulloch County, Texas.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows:

Tract 1:

- (1) The west half of Johann H. Lochmann Survey No. 1132, Abstract No. 939, Certificate No. 741, patented to Johann H. Lochmann by Patent No. 543, Volume 17; and
- (2) The West half of Johann H. Lochmann Survey No. 1133, Abstract No. 940, Certificate No. 741, patented to Johann H. Lochmann by Patent No. 545, Volume 17.

SAVE AND EXCEPT THEREFROM, HOWEVER, the following three tracts of land:

- (1) A 1 acre cemetery lot out of the West part of Survey 1133; and
- (2) A strip of land 40 feet wide off of the east side of the west half of J.H. Lochmann surveys 1132 and 1133, abstract 939 and 940, certificate 741, patented to J.H. Lochmann by patents 543 and 545, Vol. 17, said strip of land extending from the south boundary line of survey 1133 to the north line of survey 1132 and being bounded on the east by the east boundary line of portions of said surveys conveyed to J.H. White and G.R. White, executors, by Abner Hanson and wife Jennie Hanson by deed dated December 7, 1923 and recorded in Volume 65, Page 384, Deed Records, McCulloch County, Texas; and said strip of land bounded on the west by a line running from south boundary line of said Survey 1133 to the north boundary line of said Survey 1132 parallel with said east line and 40 feet west therefrom and being the same strip above reserved in deed from G.R. White, et al, to W.N. White, recorded in Volume 65, Page 452, Deed Records, McCulloch County, Texas.
- (3) A strip of land 30 feet side off of the south side of the west half of J.H. Lochmann survey 1133, abstract 940, certificate 741, patented to J.H. Lochmann by patent 543 and 545, Vol. 17, said strip of land extending from the west boundary line of survey 1133 to the east boundary line of the west half of survey 133.

Tract 2:

10 acres, more or less, and being part of GEBSCO, Survey No. 24, Abstract No. 445, Certificate No. 84, patented to H. H. Sears by Patent No. 13, Volume 20, described by metes and bounds as follows:

BEGINNING at a stake set 30 ft. South from the NW cor. of said Survey No. 24, for the NW cor. this tract;

THENCE South $252\frac{1}{2}$ varas with West line of said Survey No. 24, to stake;

THENCE East 330.4 vrs. to stake;

THENCE North 87 varas to stake in South line of old Brady and Eden public road;

THENCE with South line of said public road, North 66° West $37\frac{1}{4}$ varas to the place of beginning.

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EXHIBIT "A"

DAHLBERG, DAVID AND JUNE

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT PROPERTY

The following lands situated in McCulloch County, Texas

TRACT 1:

160 acres, more or less, being all of the John C. Prude Survey No. 1289, Abstract No. 1900, patented by the State of Texas to W.H. Donathan, Sr., Assignee, by Patent No. 349, Volume 20, dated December 20, 1887, recorded in Volume J-1, Page 87, Deed Records, McCulloch County, Texas.

Said land being the same land described in that certain Deed and Stipulation of Interests recorded on February 7, 2012 in Volume 408, Page 240, Deed Records, McCulloch County, Texas.

TRACT 2:

324.535 acres, more or less, being all of the Peter Bonn Survey No. 1288, Abstract No. 57, Cert. No. 645, McCulloch County, Texas.

Said land being the same land described in that certain Deed and Stipulation of Interests recorded on February 7, 2012 in Volume 408, Page 240, Deed Records, McCulloch County, Texas.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows:

BEING 168.61 acres, more or less, in the J. H. Lochmann Survey No. 1132, Abstract No. 939, McCulloch County, Texas, said tract is that land that Virgil L. Dahlberg, et ux, deeded to Judith E. Carpenter by Deed dated January 31, 2000, recorded in Volume 309, Page 67, Deed Records, McCulloch County, Texas:

BEGINNING at a corner post with a set ½" iron stake located at the recognized Southeast corner of said Survey No. 1132, said point is the Southeast corner of this tract;

THENCE North 00° 15' 57" East 2667.3 ft. (North 2652.8 ft - deed call) along a fence line to a corner post with a found ½" iron stake, said point is the Northeast corner of Survey No. 1132;

THENCE North 63° 04' 55" West 3089.9 ft. (North 63° 23' West 3072.2 ft. - deed call) along the North line of said Survey No. 1132 and near a fence line to a corner post located 1.7 ft. South of an iron corner post;

THENCE South 00° 05' 05" West 2664.2 ft. (South 2654.2 ft - deed call) along a fence line located on the East line of County Road 154 to a set ½" iron stake by a broken corner post;

THENCE South 62° 57' 35" East 3083.8 ft. (South 63° 23' East 3066.0 ft - deed call) along a fence line located on the South line of said Survey No. 1132 to the POINT OF BEGINNING.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

The following lands situated in McCulloch County, Texas, described as Parcel A and Parcel B below.

PARCEL A: 524.696 ACRES

BEING 524.696 acres, more or less, located in McCulloch County, Texas, and being all of a tract of land containing 1324.75 acres, more or less, described in a deed dated November 15, 1993 from Nellie Belle Snyder to Kay Snyder Fortson recorded in Volume 262, Page 540, Deed Records, McCulloch County, Texas, which 1324.75 acre tract is hereinafter described as Tracts One, Two and Three, LESS, SAVE AND EXCEPT, three tracts of land containing 800.054 acres, more or less, which three tracts are hereinafter described as Parcels One, Two, and Three.

Tract One: 797.35 acres, more or less, described as follows:

- (1) 159.3 acres, more or less, the East half of Carl Usener Survey No. 1351, Certificate No. 402, patented to James F. Edmunds by Patent No. 382, Volume 24, Abstract No. 1383.
- (2) 178 acres, more or less, off of the East part of Carl Usener Survey No. 1352, Certificate No. 402, patented to James F. Edmunds by Patent No. 381, Volume 24, Abstract No. 1382.
- (3) 409-8/10 acres, more or less, the North part of H. & T.C. R.R. Co. School Section No. 16, purchased from the State by and patented to S.E. McKnight by Patent No. 487, Volume 21, Certificate No. 33/3207, Abstract No. 2236.
- (4) 50-1/4 acres, more or less, the West part of the South half of H. & T.C. R.R. Co. School Section No. 16, purchased from the State by and patented to S.E. McKnight by Patent No. 487, Volume 21, Certificate No. 33/3207, Abstract No. 2236.

Tracts (1), (2), (3) and (4), being all of Tract One above and is more particularly described by metes and bounds in deed dated November 21, 1932, from Elmer Wallace, et ux, to Mrs. Elizabeth Snyder and Kenneth Snyder, recorded in Volume 87, Page 594, Deed Records, McCulloch County, Texas.

Tract Two: 320.00 acres, more or less, all of Simon Balmert Survey No. 1349, Certificate No. 39, Abstract No. 63, patented to heirs of Simon Balmert by Patent No. 125, Volume 31, and being the land described as Tract (1) in deed dated March 2, 1942, from J. A. Henton, et ux, to Elizabeth Snyder, a widow, and Kenneth L. Snyder, recorded in Volume 107, Page 596, Deed Records of McCulloch County, Texas.

Tract Three: 207.4 acres, more or less, described as follows:

- (1) 114.2 acres, more or less, out of the West part of Carl Usener Survey No. 1351, Certificate No. 402, Abstract No. 1383, patented to James F. Edmunds by Patent No. 382, Volume 24.
- (2) 93.2 acres, more or less, out of the West part of Carl Usener Survey No. 1352, Certificate No. 402, Abstract No. 1382, patented to James F. Edmunds by Patent No. 381, Volume 24.

Tracts (1) and (2), being all of Tract Three, are described by metes and bounds in deed dated October 14, 1960, from W. T. Russell and wife, Pattie Russell, to Kenneth L. Snyder, recorded in Volume 158, Page 203, Deed Records of McCulloch County, Texas.

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SAVE AND EXCEPT from the 1,324.75 acre, more or less, parcel of land:

Parcel One: Being an area of 130.054 acres of land, more or less, out of and a part of Carl Usener Survey No. 1352, Abstract No. 1382, McCulloch County, Texas and said 130.054 acre tract also being out of that certain 207.4 acre (Tract Three) described and recorded in Volume 275, Page 562, Official Public Records of McCulloch County, Texas and out of that certain 1324.75 acre tract (Tract One) described and recorded in Volume 275, page 562, Official Public Records of McCulloch County, Texas and said 130.054 acre tract being more particularly described by metes and bounds in Deed dated August 24, 2007 from Kay Snyder Fortson, a single woman to Shawn M. Gaudet, a single man and filed for record in Volume 371, Page 443, Official Public Records, McCulloch County, Texas, and said deed and the record thereof is here incorporated for all purposes. Said 130.054 acres being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap set for the southwest corner of this tract and said 207.4 acre tract and being in the east right-of-way line of F. M. Highway No. 503 and from which a 5" steel fence corner bears N. 31° 40' 42" E. 29.0 feet;

Thence with the west line of this tract and said 207.4 acre tract and the east line of said F. M. Highway No. 503 with a curve to the left, having a radius of 756.38 feet, central angle of 09° 15' 31", arc length of 122.23 feet and whose long chord bears N. 06° 54' 16" E. 122.09 feet to a ½" iron rod with cap set for the end of this curve;

Thence continuing with the west line of this tract and said 207.4 acre tract and the east line of said F. M. Highway No. 503, N. 02° 16' 30" E. 463.89 feet to a ½" iron rod with cap set, N. 02° 18' 50" E. 1196.97 feet to a ½" iron rod with cap set for the northwest corner of this tract;

Thence with the north line of this tract and across said 207.4 acre tract and said 1324.75 acre tract, S. 87° 16' 52" E. 3144.12 feet to a ½" iron rod with cap set for the northeast corner of this tract;

Thence with the east line of this tract, S. 01° 05' 52" W. 1799.89 feet to a ½" iron rod with cap set for the southeast corner of this tract;

Thence with the south line of this tract and said 1327.75 acre tract and said 207.4 acre tract, N. 86° 59' 00" W. 3191.94 feet to the place of beginning and containing an area of 130.054 acres of land.

Bearings recited hereon are based on Texas Coordinate System NAD83 - Texas Central Zone by GPS observation.

Parcel Two: Being 70.000 acres of land, more or less, out of and a part of Carl Usener Survey No. 1352, Abstract No. 1382, McCulloch County, Texas and said 70.000 acre tract also being out of that certain 207.4 acre (Tract Three) and certain 1324.75 acre (Tract One) described and recorded in Volume 275, Page 562, Official Public Records of McCulloch County, Texas and said 70.000 being more fully described in deed dated February 15, 2010 from Kay Snyder Fortson, a single woman, to Shawn Gaudet and wife, Erin Gaudet, filed for record in Volume 393, Page 571, Official Public Records, McCulloch County, Texas, which deed and the record thereof are here incorporated for all purposes, and said 70.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod with cap found for the Southwest corner of this tract in the East right-of-way line of F.M. Highway No. 503 and from which the Southwest corner of said 207.4 acre tract bears South 02° 18' 50" West 1196.97 feet, South 02° 16' 30" West 463.89 feet and South 06° 54' 16" West 122.09

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feet;

THENCE with the West line of this tract and said 207.4 acre tract and the East line of said F.M. Highway 503, North 02° 18' 50" East 124.45 feet to an iron rod with cap found for an angle corner, North 04° 17' 18" East 810.41 feet to an iron rod with cap found for the beginning of a curve to the left;

THENCE with said curve to the left, having a radius of 2904.79 feet, central angle of 05° 33' 00", arc length of 281.38 feet, and whose long chord bears North 01° 30' 47" East 281.27 feet to an iron rod with cap found for the end of this curve;

THENCE continuing with the West line of this tract and said 207.4 acre tract, North 01° 15' 42" West 438.50 feet to an iron rod with cap found for the beginning of a curve to the left;

THENCE with said curve to the left, having a radius of 4623.32 feet, central angle of 05° 34' 00", arc length of 449.19 feet, and whose long chord bears North 04° 02' 42" West 449.01 feet to an iron rod with cap found for the end of this curve;

THENCE continuing with the West line of this tract and said 207.4 acre tract, North 06° 49' 42" West 58.32 feet to a ½" iron rod with cap set for the Northwest corner of this tract;

THENCE with the North line of this tract and across said 207.4 acre tract and said 1324.75 acre tract, South 75° 23' 33" East 1894.36 feet to a 5" fence corner occupying the Northeast corner of this tract;

THENCE with the easterly line of this tract, along and with a fence, South 17° 59' 48" West 1419.71 feet to a 5" fence corner found, South 18° 12' 45" West at 339.19 feet pass a ½" iron rod with cap set, in all a total distance of 411.78 feet to a ½" iron rod with cap set for the Northeast corner of this tract;

THENCE with the South line of this tract, North 87° 16' 51" West 1292.03 feet to THE PLACE OF BEGINNING and containing an area of 70.000 acres of land, more or less.

Bearings recited hereon are based on Texas Coordinate System NAD83 - Texas Central Zone by GPS observation.

Parcel Three: Being an area of 600.000 acres, more or less, of land, out of Carl Usener Survey No. 1351, Abstract No. 1383, Carl Usener Survey No. 1352, Abstract No. 1382, and S. McKnight Survey No. 16, Abstract No. 2236, McCulloch County, Texas, and said 600.000 acre tract being a portion of 1324.75 acres of land conveyed by Warranty Deed to Kay Snyder Fortson, described and dated November 15th, 1993, in Volume 262, Page 540, Deed Records of McCulloch County, Texas, said 600.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap marked "SKG ENGINEERS" found at a fence corner post found in said Survey No. 1351, in the East right of way line of F.M. Highway No. 503 at station 191+80.28, being the Northwest corner of 70.000 acres described and recorded in a Warranty Deed from Kay Snyder Fortson to Shawn Gaudet, in Volume 393, Page 571, McCulloch County, Texas, and being in a western corner of the remainder of said 1324.75 acres and being a Southwest corner hereof;

THENCE with the East right of way of said F.M. 503 and the West line of the remainder of said 1324.75 acres, with the following bearings and distances; North 07° 11' 36" West, 713.82 feet, to a ½" iron rod with cap marked "SKG ENGINEERS" set at the beginning of a curve;

THENCE with a curve to the left having a long chord of North 28° 16' 30" West, 680.25 feet and a radius

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of 944.65, to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of a curve;

THENCE North 49° 21' 28" West, 381.46 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set at the beginning of a curve;

THENCE with a curve to the right having a long chord of North 45° 30' 40" West, 46.73 feet, radius of 343.34 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set in the North line of Survey No. 1351, the South line of H & T.C. R.R. Survey No. 15, Abstract No. 608, in the East right of way line of F.M. Highway No. 503 on a curve to the left at station 209+94.81, being the Southwest corner of 161.93 acres described and recorded in a Warranty Deed to Dorman Dan Jacoby in Volume 210, Page 560, Deed Records, McCulloch County, Texas, being the Northwest corner hereof;

THENCE with the North line of said Survey No. 1351 and the South line of said Survey No. 15, the South line of said 161.93 acres, the North line of said 1324.75 acres, the North line hereof, South 85° 43' 15" East (East), passing at 2487.85 feet the Southeast corner of said 161.93 acres and the Southwest corner of 160 acres (SE¼) of said Survey 15 described and recorded in a Warranty Deed to J.B. Lewis and wife, Daisy Dwan Lewis in Volume 306, Page 1016, McCulloch County Official Public Records, continuing with the South line of said 160 acres, the North line of said 1324.75 acres and the North line hereof a total of 5187.54 feet to a rock marked "X" buried on the North side of a 4 way fence corner post being the Southeast corner of said Survey No. 15, the Northeast corner of said Survey No. 1351, the Southwest corner of D. Rothenberg Survey No. 1348, Abstract No. 1144, the Northwest corner of S. McKnight Survey No. 16, Abstract No. 2236, the Southwest corner of 336 acres described and recorded in a Deed to Willie R. Siler in Volume 114, Page 352, Deed Records of McCulloch County, being in the North line of said 1324.75 acres and the North line hereof;

THENCE with the South line of Survey No. 1348 and said 336 acres, the North line of said Survey No. 16 and said 1324.75 acres, with a fence and the North line hereof, South 89° 53' 01" East, 2832.48 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the Northeast corner hereof, from which a rock marked "X" buried on the North side of a 4 way fence corner post being the Northeast corner of said Survey No. 16 bears South 89° 53' 01" East, 2679.79 feet;

THENCE upon and across said Survey No. 16 and said 1324.75 acres, South 07° 42' 28" East, 1193.03 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for an angle hereof;

THENCE continuing upon and across said Survey No. 16 and said 1324.75 acres, South 12° 59' 10" West, 1938.97 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set at a fence in the South line of said 1324.75 acres and the North line of 258.33 acres (First Tract) described and recorded in a Deed to Harold Lanier Price in Volume 160, Page 68, Deed Records, McCulloch County, Texas, said iron rod being a Southeast corner hereof;

THENCE with the North line of said 258.33 acres and the South line of said 1324.75 acres with a fence, North 86° 08' 48" West (North 86° West), 1618.90 feet to a three way fence corner post being the Northwest corner of said 258.33 acres and an interior corner of said 1324.75 acres and being an interior corner hereof;

THENCE with the West line of said 258.33 acres and an East line of said 1324.75 acres with a fence, South 00° 09' 47" East (South), 2409.74 feet (860 varas) to a ½" iron rod with cap marked "SKG ENGINEERS" set in the South line of Survey No. 16, the North line of A. Neuendorf Survey No. 1353, Abstract No. 1067, being the Southwest corner of said 258.33 acres and in the North line of 677.75 acres (First Tract), described and recorded in a Deed to Harold Lanier Price in Volume 160, Page 68, Deed Records, McCulloch County, said iron rod being a Southeast corner hereof, from which a 3 way fence

corner post bears North 02° 35' 29" West 32.25 feet;

THENCE with the North line of said 677.75 acres, said Survey No. 1353, and the South line of said 1324.75 acres, said Survey No. 16, North 84° 47' 57" West (North 86° West), 916.61 feet (330 varas) to a rock marked "X" buried on the West side of a fence post being the Southwest corner of said Survey No. 16, the Northwest corner of said Survey No. 1353, the Southeast corner of Carl Usener Survey No. 1352, Abstract No. 1382, the Northeast corner of H. & T.C. R.R. Co. Survey No. 17, Abstract No. 609, the Northwest corner of said 677.75 acres, the Northeast corner of 105.81 acres (Fourth Tract) described and recorded in a Deed to Harold Lanier Price in Volume 160, Page 68, Deed Records, McCulloch County, being in the South line hereof;

THENCE with the North line of said 105.81 acres, the North line of said Survey No. 17, and the South line of said 1324.75 acres, the South line of said Survey No. 1352, North 86° 41' 44" West (North 87° West), 1366.09 feet to a ½" iron rod with cap marked "SKG ENGINEERS" found for the Southeast corner of 130.054 acres described and recorded in a Warranty Deed with Vendor's Lien to Shawn M. Gaudet in Volume 371, Page 443, Official Public Records, McCulloch County, being the Southwest corner hereof;

THENCE upon and across said 1324.75 acres, with the East line of said 130.054 acres, North 00° 42' 55" East, 1799.78 feet (North 01° 05' 52" East, 1799.89') to a ½" iron rod with cap marked "SKG ENGINEERS" found being the Northeast corner of said 130.054 acres, being an interior corner hereof;

THENCE with the North line of said 130.054 acres, North 87° 40' 37" West, 1831.95 feet (North 87° 16' 52" West) to a ½" iron rod with cap marked "SKG ENGINEERS" found in a fence in the East line of said 70.000 acres, being a Southwest corner hereof;

THENCE with the East line of said 70.000 acres with a fence, North 17° 52' 47" East, 339.68 feet (North 18° 12' 45" East, 339.19') to a 5" fence post, continuing, North 17° 34' 58" East, 1419.21 feet (North 17° 59' 48" East, 1419.71') to a 3 way fence corner post, being an interior corner hereof;

THENCE with a fence and the North line of said 70.000 acres, North 75° 47' 01" West, 1893.42 feet (North 75° 23' 33" West, 1894.36) to the PLACE OF BEGINNING and containing 600.000 acres of land, more or less.

Bearings recited hereon are based on Texas coordinate system NAD-83-Texas Central zone by GPS observation.

PARCEL B: EASEMENT

Being a 40 foot wide easement across Carl Usener Survey No. 1351, Abstract No. 1383, S. McKnight Survey No. 16, Abstract No. 2236, McCulloch County, Texas, and said easement being out of a portion of 1324.75 acres of land conveyed by Warranty Deed to Kay Snyder Fortson, described and dated November 15, 1993, in Volume 262, Page 540, Deed Records of McCulloch County, Texas, said easement being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap marked "SKG ENGINEERS" found in said Survey No. 1351, in the East right of way line of F. M. Highway No. 503 on a curve to the left at station 199+51.87, from which a ½" iron rod with cap marked "SKG ENGINEERS" found in the East right of way line of F. M. Highway No. 503 at station 191+80.28, bears South 07° 19' 59" West, 774.29 feet, being the Northwest corner of 70.000 acres described and recorded in a Warranty Deed from Kay Snyder Fortson to Shawn Gaudet, in Volume 393, Page 571, McCulloch County, Texas, another ½" iron rod with cap marked "SKG

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EXHIBIT "A"

FORTSON

ENGINEERS" set in the North line of Survey No. 1351, the South line of H. & T. C. R.R. Survey No. 15, Abstract No. 608, in the East right of way line of F. M. Highway No. 503 on a curve to the left at station 209+94.81, bears North 37° 45' 36" East, 1037.87 feet, being the Southwest corner of 161.93 acres described and recorded in a Warranty Deed to Dorman Dan Jacoby in Volume 210, Page 560, McCulloch County, Texas.

Thence upon and across said Survey No. 1351 and said Survey No. 16 with the following centerline bearings and distances:

North 85° 15' 41" East, 631.87 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set;

North 88° 39' 35" East, 177.94 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set;

North 59° 23' 04" East, 159.42 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set;

South 82° 21' 57" East, 481.74 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set;

South 82° 30' 33" East, 480.68 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set;

South 29° 52' 17" East, 492.80 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set;

South 73° 53' 58" East, 471.24 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set;

North 75° 14' 21" East, 239.83 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set;

North 64° 05' 21" East, 1837.98 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set;

South 86° 11' 18" East, 76.28 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set;

North 00° 04' 49" West, 101.40 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set;

South 89° 53' 02" East, 2815.16 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set, to the end of this centerline description in the East line of the above described 600.00 acre tract, from which a ½" iron rod with cap marked "SKG ENGINEERS" set for the Northeast corner of said 600.000 acres bears North 07° 42' 28" West, 20.19 feet, and from which a rock marked "X" buried on the North side of a 4 way fence corner post being the Northeast corner of said Survey No. 16 bears North 89° 41' 17" East, 2677.11 feet.

Bearings recited hereon are based on Texas coordinate system NAD-83 Texas Central Zone by GPS observation.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of the following described land situated in McCulloch County, Texas, to-wit:

TRACT ONE: 160 acres, more or less, being all of the Johann D. Haltermann Survey No. 1225, Abstract No. 508, Certificate No. 729, patented to John H. Herndon by Patent No. 797, Volume 17, Deed Records, McCulloch County, Texas.

TRACT TWO: 160 acres, more or less, being all of the Johann D. Haltermann Survey No. 1226, Abstract No. 509, Certificate No. 729, patented to John H. Herndon by Patent No. 798, Volume 17, Deed Records, McCulloch County, Texas.

TRACT THREE: 320 acres, more or less, being all of H. & T. C. R.R. Co. Survey No. 81, Abstract 645, Certificate 33/3240, patented to H. & T. C. R.R. Co. by Patent 184, Volume 44, McCulloch County, Texas.

TRACT FOUR: A non-exclusive easement as described in an Agreement for Access Easement dated July 29, 2002 from Charles B. Patton and wife, Alice Patton to Michael L. Fullagar, recorded in Volume 325, page 907, Official Public Records, McCulloch County, Texas. Said easement is described as follows:

Situated in McCulloch County, Texas and being out of the East one-half (½) of H. & T. C. R.R. Co. Survey No. 81, Abstract No. 645, described as follows:

BEGINNING at the Northwest corner of the East one-half (E-1/2) and the Northeast corner of the West one-half (W-1/2) of the H. & T. C. R.R. Co. Survey No. 81, Abstract No. 645, for the Northwest corner of this easement tract;

THENCE with the West line of the East one-half (E-1/2) and East line of the West one-half (W-1/2) of said Survey No. 81, South 65 feet;

THENCE parallel with the North line of the East one-half of said Survey No. 81, and South 65 feet therefrom, East to the intersection with public road Broadmore Lane;

THENCE with said Broadmore Lane, North to the North line of the East one-half (E-1/2) of said Survey No. 81;

THENCE with the North line of the East (E-1/2) of said Survey No. 81, West to the place of BEGINNING.

Said Easement tract is for the benefit of (1) 299.04 acres out of the West one-half (W-1/2) of said Survey No. 81, being all of the West one-half of said Survey except 20.96 acres out of the Northwest corner of said West one-half of said Survey; (2) 160 acres all of Johann D. Haltermann Survey No. 1225, Abstract No. 508 and (3) 160 acres all of Johann D. Haltermann Survey No. 1226, Abstract No. 509.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

186 acres of land, more or less, in McCulloch County, Texas, and being a portion of the East half of H. & T. C. R.R. Co. Survey No. 135, Abstract No. 671, Patent No. 245, Volume 44, McCulloch County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a stake and mound in the middle of the Brady and Coleman Road from which a stake and mound a live oak 16 inches bears South 74-1/2 degrees West 40-2/5 varas, a live oak 10' bears South 86 degrees 15' West 36 varas;

THENCE South 560 varas to mound for S.E. corner of said Survey No. 135;

THENCE North 63 degrees 55' West 1093-2/10 varas to stake and mound which is on the rimrock of the Brady Mountains and is midway between the S.E. and S.W. corner of said Survey No. 135;

THENCE North 1459 varas to stake and mound in the middle to the Brady and Coleman Public Road and also set for Colton and Savages S.W. corner from which a live oak 10' bears South 23-1/2 degrees East 78-1/5 varas;

THENCE with said road as follows: South 40 degrees 15' East 390 varas; South 53 degrees 12' East 320 varas; South 46 degrees 5' East 190 varas; South 22 degrees 45' East 819 vars to the Place of Beginning.

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT PROPERTY

The following lands situated in McCulloch County, Texas:

640 acres, more or less, situated in McCulloch County, Texas and being all of H. & T. C. R. R. Co. Survey No. 47, Abstract No. 625, Certificate No. 33/3223, patented to H. & T. C. R. R. Co. by Patent No. 198, Volume 44, in McCulloch County, Texas.

TRANSMISSION FACILITIES EASEMENT AGREEMENT
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EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

BEING an area of 672.411 acres of land, more or less, in McCulloch County, Texas, comprised of 158.45 acres out of Jacob Klock Survey 1251, Abstract 822, 57.82 acres out of Jacob Klock Survey 1250, Abstract 820, 23.88 acres out of Jacob Klock Survey 1249, Abstract 819, 157.77 acres out of Jacob Klock Survey 1248, Abstract 821, 116.98 acres out of Fisher and Miller Survey 2591, Abstract 268, 4.17 acres out of C. Schmidt Survey 1252, Abstract 1234, 149.81 acres out of H. & T. C. Survey 37, Abstract 620, 3.53 acres out of H. W. A. Bothmer Survey 1247, Abstract 77, McCulloch County, Texas, and said 672.411 acre tract being out of 2554 acres conveyed by deed from Ollic M. Johnson, a widow, and Noble M. Johnson to Joe Dale Johnson, described and recorded May 15th, 1953, in Volume 144, Page 526, Deed Records of McCulloch County, Texas and said 672.411 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a ½" iron rod found, from which a fence corner post bears East 0.2 feet, for a Eastern angle of this tract, being in the North line of the Survey 2591, and the South line of Survey 1249, and being the Southwest corner of 109.252 acres described in a Warranty Deed with Vender's Lien from Noble M. Johnson and wife, Modenia Johnson, to J. A. Jones and J. S. Anderson, recorded in Volume 262, Page 560, Deed Records of McCulloch County, Texas, the Northern most Northwest corner of 397.264 acres described in a Warranty Deed from 4K Land and Cattle Company, to 4K Comfort Ranches, L.P., recorded in Volume 340, Page 1043, and being an Eastern angle point for 2554 acre Johnson tract, from which a ½" iron rod found, for the Northeast corner of Survey 2591, bears S87° 48' 31"E, 2440.36 feet,

THENCE with the Northwest line of 397.264 acre 4K tract, and the Southeastern line of the 2554 Johnson tract, the Southeastern line of this tract, with a fence with the next three calls (Call N 04° E, 432 varas) S8° 07' 58"W, 218.90 feet to a 60d nail in the East side of a large Live Oak tree, S9° 56' 22"W, 240.90 feet, to a ½" iron rod set with cap marked "SKG ENGINEERS" in the center of a road, S9° 32' 40"W, 516.43 feet, to a ½" iron rod found at a fence angle, with the next two calls (Call N 56.5° E) S59° 21' 40"W, 567.83 feet, to a ½" iron rod found in a fence, S59° 27' 04"W, 625.05 feet, to a ½" iron rod found at a fence corner post, being the Western most Northwest corner of 397.264 acre 4K tract, and the Northeast corner of 125 acres described in a Warranty Deed with Vender's Lien from Douglas E. Moore and wife, Laura Y. Moore, to Richard J. Malaszowski and wife Felicitas Malaszowski, recorded in Volume 275, Page 14, Deed Records of McCulloch County, Texas, and being a Southeastern angle of this tract;

THENCE with the North line of 125 acre Malaszowski tract, the South line of 2554 acre Johnson tract, with a fence, S59° 23' 57"W (Call N 56.5° E) 461.67 feet to a ½" iron rod at the base of a Live Oak tree, S89° 21' 42"W, 3.59 feet to a ½" iron rod at the base of a Live Oak tree, with the next two calls (Call N 60° E), S63° 12' 24"W, 1501.94 feet to ½" iron rod by a cedar fence corner post, S86° 40' 37"W, 13.37 feet to a 4x4 concrete monument being in the West line of Survey 2591, and being the Northeast corner of H. W. A. Bothmer Survey 1246, Abstract 76, the Southeast corner of H. W. A. Bothmer Survey 1247, Abstract 77, the Northwest corner of 125 acre Malaszowski tract, the Northeast corner of 139.534 acres described in a Warranty Deed from Leslie M. Sellers and wife, Mary Patricia Sellers, to Glen R. Kent III and wife, Donna S. Kent, recorded in Volume 354, Page 949, Deed Records McCulloch County, Texas, and being a southern angle of this tract;

THENCE with the North line of Survey 1246, and the South line of Survey 1247, the North line of 139.534 acre Kent tract, the South line of 2554 acre Johnson tract, and the South line of this tract, with a fence, S88° 11' 12"W (Call S 88° 35'24" E) 226.73 feet to a 2 ½" pipe fence corner post for the Southwest corner of this tract;

THENCE upon and across Survey 1247 and 2,554 acre Johnson tract, with a fence, N5° 06' 00"W, 612.16 feet to a 2 ½" pipe fence corner post for an exterior corner of this tract;

THENCE with a fence, S88° 14' 04"E, at 284.27 feet crossing the East line of Survey 1247 and the West line of Survey 2591, continuing for a total distance 294.31 feet to a 2 ½" pipe fence corner post for an interior corner of this tract;

THENCE with a fence, N0° 00' 43"E, 1997.47 feet to a cedar fence corner post, being the Northeast corner of Survey 1247, the Northwest corner of Survey 2591, the Southeast corner of Jacob Klock Survey 1248, Abstract 821, the Southeast corner of H. &T. C. Survey 37, Abstract 620, from which a large Oak tree bears N2° 14' 49"E, 43.62 feet;

THENCE with a fence, N0° 06' 43"E, 1948.15 feet to a ½" iron rod set with cap marked "SKG ENGINEERS" at a fence corner post for an interior angle of this tract;

THENCE with a fence, N82° 03' 31"W, at 7.23 feet passing the West line of Survey 1248 and the East line of Survey 37, continuing for a total distance 2265.15 feet to a ½" iron rod set with cap marked "SKG ENGINEERS" at a fence corner for an exterior angle of this tract;

THENCE with a fence, N3° 27' 15"E, at 2873.21 feet passing the North line of Survey 37 and the South line of C. Schmidt Survey 1252, Abstract 1234, continuing for a total distance of 3039.74 feet to a 2 ½" pipe corner post for an exterior angle of this tract;

THENCE with a fence, S86° 18' 56"E, 1460.23 feet to a 2½" pipe fence corner post, S84° 54' 58"E, 592.71 feet to a four way fence corner post, being the Northeast corner of Survey 37, the Southeast corner of Survey 1252, the Southwest corner of C.R Tisdale Survey 38, Abstract No. 2211, the Northwest corner of Jacob Klock Survey 1251, Abstract 822, from which an Oak tree, 36" diameter, bears S43° 36' 09"E, 56.34 feet,

THENCE along the South line of Survey 38, the North line of Survey 1251, with a fence, S87° 46' 07"E, passing at 2676.17 feet a calculated point for the Northeast corner of Survey 1251, the Northwest corner of Jacob Klock Survey 1250, Abstract 820, and continuing with the North line of Survey 1250, the South line of Survey 38, a total distance of 3653.05 feet to a ½" iron rod with cap marked "ROSS" found at a fence corner post, for the Northwest corner of 125.293 acres described in a General Warranty Deed from Joe H. Johnson and wife, Mackye M. Johnson; Joen Johnson and husband, Gary Sutton; Janice Johnson Cook and husband, Ronnie Lee Cook; Justine Johnson McNeely and husband, Ted E. McNeely to SMIKID, Ltd recorded in Volume 380 Page 100, Deed Records of McCulloch County, Texas, and being the Northeast corner of this tract;

THENCE along the West line of 125.293 acre SMIKID tract, the East line of this tract, with a fence, S0° 16' 47"E (Call N 00° 08' 01" E), passing at 2574.77 feet, the South line of Survey 1250, the north line of Survey 1249, continuing for a total of 3216.81 feet (Call 3216.02 feet) to a 2 ½" pipe fence corner post, being the Southwest corner of 125.293 acre tract and in the North line of 109.252 acre tract, and being an exterior corner of this tract;

THENCE along the North line of 109.252 acre tract, a South line of this tract, with a fence, N87° 49' 28"W (Call S 88° 38' 14" W), 799.74 feet, to a ½" iron rod found at a fence corner post, being the Northwest corner of 109.252 acre tract, and being an interior angle of this tract;

THENCE along the West line of 109.252 acre tract and an East line of this tract, with a fence, S2° 05' 00"E, 1393.71 feet (Call N 02° 48' 24" W, 1394.20 feet) to a ½" iron rod found, continuing S1° 54' 44"E, 535.57 feet (Call N 02° 37' 40" W 535.73 feet) to the PLACE OF BEGINNING and containing an area of 672.411 acres of land.

**EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF
LANDLORD'S PROPERTY**

The Landlord's Property is described as follows:

Being 915.485 acres, more or less, in McCulloch County, Texas, consisting of approximately 328.712 acres out of the G. H. & S. A. Railroad Company Survey No. 63, Abstract No. 430, approximately 173.382 acres out of the W. J. Fullager Survey No. 64, Abstract No. 2179, approximately 163.636 acres out of the Alfred Lane Survey No. 105 1/2, Abstract No. 2328, 243.0 acres out of the W.M. Myers Survey No. 106, Abstract No. 2199 and approximately 6.755 acres out of the J.B. Roberts Survey No. 106, Abstract No. 2266 and being out of and a part of that certain land described in a Deed to Donald and Tracey Kiesling, recorded in Volume 289, Page 550 of the McCulloch County Official Public Records, said 6.755 acres conveyed to Donald and Tracey Kiesling by Deed recorded in Volume 307, Page 391 of said Official Public Records and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2" steel stake found in concrete by a corner post in the north line of that certain tract described as 670.359 acres in a Deed from Donald and Tracey Kiesling to Byron E. McCollum, et ux, recorded in Vol. 298, Pg. 614 of said Official Public Records for the S.W. corner hereof, S.E. corner of that certain tract described in a Deed to James L. Ross, recorded in Vol. 198, Pg. 483 of the McCulloch County Deed Records and being the occupational common corner of said Survey No. 63, the S.W. Colton Survey No. 63 1/2, the H. & T.C. Railroad Company Survey No. 107, the Carl Froehlich Survey No. 1150 and the H. & T.C. Railroad Company Survey No. 82, Abstract No. 2178;

THENCE with a fence, being on or near the west line of said Survey No. 63 for the occupational east line of said "Ross" tract and occupational west line hereof,

N	00	32	33	E	713.09 feet, a 3" pipe post,
N	00	35	20	E	997.38 feet, a 3" pipe post,
N	00	36	17	E	896.45 feet, a 4" pipe post,
N	00	33	17	E	729.81 feet, a 4" pipe post,
N	00	31	52	W	612.29 feet, a 3" pipe post, fence bears S.E., and
N	00	26	25	E	1360.46 feet to a 1/2" steel stake found for the N.W.

corner hereof and being the occupational common corner of said Survey No. 64, said Survey No. 82, the H. Frerichs Survey No. 1156 and the H. & T.C. Railroad Company Survey No. 105;

THENCE with the north line of said Survey No. 64 for the north line hereof and south line of said Survey No. 105, also being the south line of that certain tract described in a Deed to Grace White, recorded in Vol. 160, Pg. 587 of said Deed Records, S 89 49 22 E, at approximately 2790.81 feet pass the N.E. corner of said Survey No. 64 and N.W. corner of Survey No. 105 1/2, at approximately 5430.81 feet pass the N.W. corner of said Myers Survey No. 106 and approximate S.E. corner of the Alvarie S. Taylor tract described in a Deed recorded in Vol. 160, Pg. 589 of said Deed Records, a total distance this course of 7738.42 feet to a railroad spike found in the bed of County Road No. 306 for the N.E. corner hereof;

THENCE with the east line hereof, S 00 47 22 W, at 20.71 feet pass the N.W. corner of a 40 acre tract described in a Deed to Gary Palmer, recorded in Vol. 329, Pg. 894 of said Official Public Records, a total distance this course of 2108.71 feet, a 1/2" steel stake found by a "T" fence corner post, fence bears east for the S.W. corner of said 40 acre tract and being the N.W. corner of that certain tract described as 106.846 acres in a Deed to Fadal Abdalla, et ux, recorded in Vol. 330, Pg. 724 of said Official Public Records, and S 00 46 49 W 1650.96 feet, a 3" pipe post, and S 00 53 25 W 868.13 feet to a 3 1/2" pipe "T" fence corner post in the occupational north line of said Roberts Survey No. 106 for the most E.S.E. corner hereof and being the east corner of said 6.755 acre tract, in the north line of that

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EXHIBIT "A"

KIESLING

certain tract described as 209.5 acres in a Deed to Louise Chance and Ronnie D. Moore, et al, recorded in Vol. 217, Pg. 491 of said Deed Records;

THENCE with a fence for the south line hereof and south line of said 6.755 acre tract and north line of said "Chance, et al" tract, S 58 57 44 W 829.54 feet, a 3 1/2" pipe post, and N 60 22 45 W 813.77 feet to a 3 1/2" pipe post for the west corner of said 7.55 acres, S 88 48 40 W 824.55 feet to a 6" pipe corner post for the occupational N.W. corner of said Roberts Survey No. 106 occupational N.W. corner of said "Chance, et al" tract;

THENCE continuing with a fence, being on or near the east line of said Survey No. 63, S 00 17 27 E 659.10 feet to a 3 1/2" pipe "T" fence corner post for the occupational N.E. corner of said 670.359 acres and being the most S.S.E. corner hereof;

THENCE with a fence and north line of said 670.359 acres and south line hereof, being on or near the north line of said Colton Survey No. 63 1/2,

N	89	41	05	W	637.04 feet, a 1/2" steel stake found,
N	89	31	47	W	1964.10 feet, a 1/2" steel stake found,
N	89	34	49	W	1566.56 feet, a 1/2" steel stake found, and
N	89	26	41	W	1304.93 feet to the place of beginning and containing

915.485 acres, more or less.

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EXHIBIT "A"

KIESLING

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT PROPERTY

The following lands situated in McCulloch County, Texas

335.5 acres, more or less, being the North part of H. & T. C. R. R. Co. Survey No. 44, Abstract No. 1765, Certificate No. 33/3221, patented to Adam T. Brown by Patent No. 332, Volume 26, McCulloch County, Texas, and described by metes ad bounds as follows:

Beginning at a rock mound set for the Northeast corner of Survey No. 44, the Northeast corner of this tract from which a rock bears North 19 varas Do. Bears South 10 varas;

Thence South 950 varas along the East line of Survey No. 44, to stake and mound for Southeast corner of ~~At this~~ tract from which a Mesquite 6" bears North 23/34 ~~East~~ 5 2/3 varas Do. 4' bears North 28 1/2 West 11 varas;

Thence South 88' West 1985 varas to stake in West boundary line of said Survey No. 44, for Southwest corner of this tract from which a Mesquite 6" bears South 11 3/4' West 8 1/2 varas. Do. Bears South 6 East 22 varas;

Thence North 950 varas with the West line, of said Survey No. 44 to stake and mound for Northwest corner of Survey No. 44 and Northwest corner of this tract from which a Mesquite 2" bears South 82' West 33/34 varas;

Thence North 88' East 1985 varas to the place of beginning.

And being the same land described in a Deed from Jean Hutto Mitchell, et al to Ben D. Klausmayer, et ux, dated October 10, 2002, and recorded in Volume 327, Page 958 of the Official Records of McCulloch County, Texas.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

TRACT ONE: 160 acres, more or less, in McCulloch County, Texas, all of the Michael Bay Survey No. 1047, certificate No. 838, Abstract No. 147, patented to Daniel C. Osborne by Patent No. 462, Volume 12.

TRACT TWO: 160 acres, more or less, in McCulloch County, Texas, all of Michael Bay Survey No. 1046, Certificate No. 838, Abstract No. 148, patented to Daniel C. Osborne by Patent No. 463, Volume 12.

TRACT THREE: 93 acres of land, more or less, in McCulloch County, Texas, the East 93 acres of a certain 240 acre tract, the East one-half of W.M Myers Survey No. 106, Certificate No. 33/3251, Abstract No. 2199, patented to M. Jones by Patent No. 424, Volume 31, conveyed by Moses Jones to J. W. Hemphill by Deed dated December 9, 1914, and recorded in Volume 32, Page 63, Deed Records of McCulloch County, Texas. described by metes and bounds as follows:

BEGINNING at a stake set for the NE corner of said 240 acre tract for the NE corner of this tract;

THENCE with East line of said 240 acre tract, South 1667 varas to stake set for the SE corner of said 240 acre tract, and the SE corner of this tract;

THENCE with South line of said 240 acre tract, West 315.2 varas to stake set for the SE corner of a certain 147 acre tract out of the West part of said 240 acre tract, for the SW corner of this tract;

THENCE with East line of said 147 acre tract, North 1667 varas to stake in North line of said 240 acre tract for the NE corner of said 147 acre tract; and NW corner of this tract;

THENCE with North line of said 240 acre tract, East 315.2 varas to the place of beginning.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

TRACT ONE: Being 303.591 acres of land, more or less, out of the H. & T.C. RR Co. Survey No. 39, Abstract No. 621, in McCulloch County, Texas and being a portion of that certain 2947.884 acre tract described in Volume 366, Page 252 of the Official Public Records of McCulloch County, Texas; said 303.591 acre tract being more particularly described as follows and as surveyed under the supervision of Watson Professional Group, Inc.;

BEGINNING at a ½ inch iron rod set in the record common line of the Heinrich Herder Survey No. 1258, Abstract No. 510 and said Survey No. 39 in the south line of a 1000.011 acre tract and in the west line of a 12.872 acre tract, both said tracts surveyed this same day by Watson Professional Group, Inc. being a portion of said 2947.884 acre tract for the most northerly northeast corner hereof and from which an 8-inch cedar fence corner post found at the southeast corner of said Survey No. 1258, the southwest corner of the H. & T.C. RR Co. Survey No. 61, Abstract No. 633, the northwest corner of the Thomas Kreiker Survey No. 1257, Abstract No. 813 and the northeast corner of said Survey No. 39 for an interior corner of said 2947.884 acre tract, bears South 83° 32' 31" East a distance of 50.46 feet.

THENCE crossing said Survey No. 39 along the west and south line of said 12.872 acre tract the following two (2) courses:

1. South 00° 01' 00" East a distance of 55.52 feet to a ½ inch iron rod set for the southwest corner of said 12.872 acre tract;
2. South 89° 49' 02" East a distance of 50.28 feet to a ½ inch iron rod set in the record common line of said Survey No. 39 and said Survey No. 1257 and the west line of a 1288.274 acre tract surveyed this same day by Watson Professional Group Inc. being a portion of said 2947.884 acre tract for the southeast corner of said 12.872 acre tract and the most easterly northeast corner hereof;

THENCE South 00° 20' 14" East a distance of 3091.74 feet along the record common line of said Survey No. 39, said Survey 1257 and the Thomas Kreiker Survey No. 1256, Abstract No. 814 and the west line of said 1288.274 acre tract to a 10 inch cedar fence gate post found for a corner of that certain tract described in Volume 206, Page 506 of said Deed Records, an interior corner of said 2947.884 acre tract, and the southeast corner hereof;

THENCE crossing said Survey No. 39, along the general meanders of a fence for the south line of said 2947.884 acre tract and the north line of said tracts described in Volume 206, Page 506 the following 6 courses:

1. South 85° 53' 55" West a distance of 1284.61 feet to a 4 inch cedar fence corner post found;
2. North 86° 51' 02" West a distance of 1045.94 feet to a 36 inch live oak tree found used as a fence corner post;
3. North 76° 48' 42" West a distance of 595.40 feet to a 24 inch live oak tree found used as a fence corner post;
4. North 67° 04' 15" West a distance of 1778.95 feet to a dead 10 inch mesquite found used as a fence corner post;
5. North 65° 25' 50" West a distance of 378.58 feet to a 26 inch live oak tree found used as a fence corner post;
6. South 85° 01' 53" West a distance of 688.77 feet to a 12 inch cedar fence corner post found in the record common line of the Carl Schmiedeke Survey No. 1350, Abstract No. 1195 and said Survey 39 for the southwest corner of said 2947.884 acre tract and a corner of said tracts described in Volume 206, Page 506 of said Deed Records tract and the southwest corner hereof;

THENCE along the record common line of said Survey No. 39, said Survey No. 1350 and the Simon Balmert Survey No. 1349, Abstract No. 63, the west line of said 2947.884 acre tract and the east line of said tracts described in Volume 206, Page 506 tract and that certain 320 acre tract as described in Volume 262, Page 540 of said Deed Records the following 3 courses:

1. North 01° 57' 44" West a distance of 540.11 feet to a 4 inch pipe fence corner post found;
2. North 01° 09' 41" West a distance of 519.57 feet to a 12 inch cedar fence corner post found;
3. North 00° 25' 36" West a distance of 449.77 feet to a 6 inch cedar fence corner post found for the southwest corner of said 1000.011 acre tract and the northwest corner hereof;

THENCE crossing said Survey No. 39, said 2947.884 acre tract and along the south line of said 1000.011 acre tract the following 3 courses:

1. North 88° 50' 06" East a distance of 3430.38 feet to a ½ inch iron rod set;
2. North 59° 25' 24" East a distance of 1509.73 feet to a ½ inch iron rod set in the record common line of said Survey No. 39 and said Survey No. 1258;
3. South 83° 32' 31" East a distance of 814.68 feet along the record common line of said Survey No. 1258 and said Survey No. 39 to the POINT OF BEGINNING containing 303.591 acres, more or less.

NOTE: Bearings and distances are grid, NAD 83 US TX Central Zone. Iron rods set are ½ inch rebar with plastic caps marked "WATSON 1989" or "Watson 5740"

TRACT TWO: A non-exclusive right of way and easement for access and utilities over and across a parcel of land of 12.872 acres, more or less, out of the H. & T. C. RR Co. Survey No. 39, Abstract No. 621, the Heinrich Herder Survey No. 1258, Abstract No. 510, the Heinrich Herder Survey No. 1259, Abstract No. 511 and the Fisher & Miller Survey No. 2596, Abstract No. 287 and also being a portion of that certain 2947.884 acre tract of land as described in Volume 366, Page 352 of the Official Public Records of McCulloch County, Texas and a portion of a called 160 acre tract described in a deed recorded in Volume 228, Page 811 of the Deed Records of McCulloch County, Texas; Said 12.872 acre tract being more particularly described as follows and as surveyed under the supervision of Watson Professional Group, Inc;

BEGINNING at a 8 inch cedar fence corner post found for the southeast corner of said Survey No. 1258, the southwest corner of the H. & T. C. RR Co. Survey No. 61, Abstract No. 633, the northwest corner of the Thomas Kreiker Survey No. 1257, Abstract No. 813, the northeast corner of said Survey No. 39 for an interior corner of said 2947.884 acre tract, the southwest corner of that certain 1212.285 acre tract as described in Volume 338, Page 529 of said Official Public Records and the northwest corner of that certain 1288.274 acre tract as surveyed this same day by Watson Professional Group, Inc. as a portion of said 2947.884 acre tract;

THENCE South 00° 20' 14" East a distance of 50.00 feet along the record common line of said Survey No. 1257 and said Survey No. 39, the west line of a right of way easement as described in Volume 167, Page 207 of the Deed Records of McCulloch County, Texas and the west line of said 1288.274 acre tract to a ½ inch iron rod set for a corner of that certain 303.591 acre tract as surveyed this same day by Watson Professional Group, Inc. being a portion of said 2947.884 acre tract and the southeast corner hereof;

THENCE crossing said Survey No. 39, said Survey No. 1258, said Survey No. 1259 and said Survey No. 2596 along the north line of said 303.591 acre tract, the east line of that certain 1000.011 acre tract as surveyed this same day by Watson Professional Group, Inc. being a portion of said 2947.884 acre tract, the east line of that certain 509.223 acre tract as surveyed this same day by Watson Professional Group,

WIND ENERGY GROUND LEASE
12292530v.2

EXHIBIT "A"

MCCANTS RANCH, L.L.C.

Inc. being a portion of said 2947.884 acre tract and crossing said 2947.884 acre tract the following five (5) courses;

1. South 89° 49' 02" West a distance of 50.28 feet to a ½ inch iron rod set for the southwest corner hereof;
2. North 00° 10' 00" West a distance of 55.52 feet to a ½ inch iron rod set in the record common line of said Survey No. 39 and said Survey No. 1258 for a corner hereof;
3. North 00° 10' 58" West a distance of 5535.13 feet to a ½ inch iron rod set in the common line of said Survey 1259 and said Survey 2596;
4. North 00° 13' 32" West a distance of 2872.44 feet to a ½ inch iron rod set;
5. North 00° 19' 57" West a distance of 2743.90 feet to a ½ inch iron rod set in south right-of-way line of Farm-to-Market Road 504 and the north line of said 2947.884 acre tract for the northeast corner of said 509.223 acre tract and the northwest corner hereof;

THENCE South 89° 38' 59" East a distance of 50.02 feet along the north line of said 2947.884 acre tract and the south line of said FM 504 to a ½ inch iron rod set in the common line of said Survey No. 2596 and the A. Hoelscher Survey No. 1261, Abstract No. 501 for the most northerly northeast corner of said 2947.884 acre tract, the northwest corner of said 1212.285 acre tract and the northeast corner hereof and from which a 6 inch cedar post fence corner found bears South 25° 31' 31" East a distance of 1.77 feet and a 4 inch post fence corner found bears South 84° 32' 19" East a distance of 43.01 feet;

THENCE along the record common line of said Survey No. 1261, said Survey No. 2596, said Survey No. 1259, said Survey No. 1258, said Survey No. 39, said Survey No. 61 and the A. Hoelscher Survey No. 1260, Abstract No. 500 for the west line of said 1212.285 acre tract and the east line of said 2947.884 acre tract the following three (3) courses:

1. South 00° 19' 57" East a distance of 2746.03 feet ½ inch iron rod found with a plastic cap marked "WATSON 5740" at the southwest corner of said Survey No. 1261 and the northwest corner of said Survey No. 1260;
2. South 00° 13' 32" East a distance of 2875.34 feet to a 14 inch cedar fence corner post found for the southeast corner of said Survey No. 2596, the southwest corner of said Survey No. 1260, the northwest corner of said Survey No. 61 and the northeast corner of said Survey No. 1259;
3. South 00° 11' 03" East a distance of 5534.73 feet to the POINT OF BEGINNING, containing 12.872 acres, more or less.

Note: Bearings and distances are grid, NAD 83 US TX Central Zone. Iron rods set are 1/2 inch rebar with plastic caps marked "WATSON 1989".

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

BEING an area of 649.172 acres of land, more or less, in McCulloch County, Texas, comprised of 82.047 acres out of H. W. A. Bothmer Survey 1247, Abstract 77, 263.909 acres out of H. & T. C. Survey 37, Abstract 620, 129.546 acres out of C. Schmidt Survey 1252, Abstract 1234, 173.670 acres out of J. A. Scherfius Survey 1253, Abstract 1979, McCulloch County, Texas, and said 649.172 acre tract being out of 2554 acres conveyed by deed from Ollie M. Johnson, a widow, and Noble M. Johnson to Joe Dale Johnson, described and recorded May 15th, 1953, in Volume 144, Page 526, Deed Records of McCulloch County, Texas and said 649.172 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a 4x4 concrete monument found, being the Northeast corner of S. E. McKnight Survey M-2, Abstract 2305, the Northeast corner of Indianola Railway Co. Survey 13, Abstract 759, the Southeast corner of J. C. Peter Survey 1359, Abstract 1106, the Southwest corner of H. & T. C. Survey 37, Abstract 620, the Northwest corner of H. W. A. Bothmer Survey 1247, Abstract 77, and being the Northeast corner of 80.2 acres described in a Deed without Warranty to Jason Jacoby and Randal Jacoby, recorded in Volume 267, Page 168, Deed Records of McCulloch County, Texas, the Southeast corner of 83.990 acres described in a Warranty Deed with Vender's Lien to Lawrence Rex Marks and wife, Jacqueline L. Marks, recorded in Volume 250, Page 789, Deed Records of McCulloch County, Texas, being in the West line of 2554 acre Johnson tract, from which a Live Oak tree bears N 40° 07' 27" E, 49.95 feet, and a 1' pipe found, bears S88°55'08"W, 30.26 feet, and being in the West line of this tract;

THENCE with the East line of Survey 1359, the West line of Survey 37, the East line of 83.990 acre Marks tract, and the West line of 2554 acre Johnson tract, generally along and West of a fence, N0°03'23"W (Call South), passing at 1406.3 feet, a 1" pipe for the Northeast corner of 83.990 acre Marks tract and the Southeast corner of 132.61 acres described in a Warranty Deed to Wesley Brian Sparks, ET UX, recorded in Volume 314, Page 293, Deed Records of McCulloch County, Texas, passing at 2611.4 feet, the calculated Northeast corner of Survey 1359 and the Southeast corner of J. C. Peter Survey 1358, Abstract 1105, passing at 3579.7 feet, a 1" pipe for the Northeast corner of 132.61 acre Sparks tract, the Southeast corner of 100 acres described in a Warranty Deed, called the "Fourth Tract (3)", to Harold Lanier Price recorded in Volume 206, Page 506, Deed Records McCulloch County, Texas, for a total distance of 5219.53 feet, to a rock mound found at a fence offset, being the Northeast corner of Survey 1358, the Northwest corner of Survey 37, the Southwest corner of J. A. Scherfius Survey 1253, Abstract 1979, the Southeast corner of W. H. & O. T. Melvin Survey 16, Abstract 1569, the Northeast corner of the 100 acre Price tract, the Southeast corner of 640 acres described in a Warranty Deed, called "First Tract (4)" to Harold Lanier Price recorded in Volume 160, Page 68, Deed Records of McCulloch County, Texas, and being in the West line of 2554 acre Johnson tract and this herein described tract, from which, a Live Oak tree bears S85° 18' 38"W, 158.14 feet, and fence corner posts bear N73°16'39"E, 11.07 feet, and N81°13'14"W, 15.00 feet;

THENCE with the East line of Survey 16 and the West line of Survey 1253, N0°37'58"W (Call South), converging on a fence on the West side of survey line, 2784.60 feet, to a 4 way fence corner post, being the Northwest corner of Survey 1253, the Southwest corner of J. A. Scherfius Survey 1254, Abstract 1980, in the East line of Survey 16, and the Southwest corner of 617.7 acres described in a Warranty Deed, called the "Fourth Tract (1)", to Harold Lanier Price

recorded in Volume 160, Page 68, Deed Records of McCulloch County, Texas, being the Western most Northwest corner of the 2554 acre Johnson tract and this herein described tract;

THENCE with the South line of Survey 1254 and the North line of Survey 1253, with a fence, N89°52'54"E (Call West), passing at 2745.49 feet, the calculated Southeast corner of Survey 1254, Northeast corner of Survey 1253, Southwest corner of C. Schmidt Survey 1255, Abstract 1235, the Northwest corner of C. Schmidt Survey 1252, Abstract 1234, continuing with the South line of Survey 1255 and the North line of Survey 1252, for a total distance of 4841.70 feet, to a 3 way fence corner post, in a North line of 2554 acre Johnson tract and being the Northern most Northeast of this tract;

THENCE upon and across Survey 1252 and 2554 acre Johnson tract, with a fence, S0°19'28"E, 2689.66 feet, to a 2 ½" pipe, 3 way fence corner post, for an exterior corner of this tract;

THENCE with a fence, N86°18'56"W, 1460.23 feet, to a 2 ½" pipe fence corner post, for an interior corner of this tract;

THENCE with a fence, S3°27'15"W, passing at 166.53 feet the South line of Survey 1252 and the North line of Survey 37, continuing with a fence, a total distance of 3039.74 feet, to a ½" iron rod with cap marked "SKG Engineers", set at a fence intersection, for an exterior corner of this tract;

THENCE with a fence, N82°09'20"W, 2168.10 feet to a ½" iron rod with cap marked "SKG Engineers", set in a fence, for an interior corner of this tract;

THENCE S0°33'04"E, passing at 2656.00 feet the South line of Survey 37 and the North line of Survey 1247, continuing a total distance of 2701.55 feet, to a ½" iron rod with cap marked "SKG Engineers", set in a fence, for an interior corner of this tract;

THENCE with a fence, N89°51'58"E, 214.44 feet, to a fence corner post, S7°42'40"E, 641.69 feet, to a fence corner post, N55°51'06"E, 691.71 feet, to a fence corner post, S33°11'58"E, 180.74 feet, to a fence corner post, S40°29'16"W, 684.45 feet, to a fence corner post, S29°43'28"W, 630.13 feet, to a fence corner post, S4°56'26"W, 851.02 feet, to a fence corner post, S83°14'12"W, 292.89 feet, to a fence corner post, S1°46'06"E, 243.58, to a fence corner post;

THENCE with a fence, S87°58'23"W, 913.69 feet, to a 4X4 concrete monument found, being the Southwest corner of Survey 1247 and the Northwest corner of H. W. A. Bothmer Survey 1246, Abstract 76, in the East line of Survey M-2, and in the East line of County Rd. 148, being the Southwest corner 2554 acre Johnson tract, and the Southwest corner of this tract, from which a fence corner post bears N86°23'22"W, 0.94 feet;

THENCE with the East line of Survey M-2 and the West line of Survey 1247 and the West line of 2554 acre Johnson tract, generally along a fence, N0°05'29"W, 2645.79 feet, to the PLACE OF BEGINNING containing an area of 649.172 acres of land.

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT PROPERTY

Approximately 295.369 acres of land situated in McCulloch County, Texas, and more particularly described as follows:

320 acres of land, more or less, being all of Bronaugh Bros. Survey No. 54, Abstract No. 1621, Certificate No. 33/3224, patented to The Concho Cattle Company of Texas by Patent No. 344, Volume 14; called "Tract One" in that certain Warranty Deed dated April 7, 1980, and recorded in Volume 207, Page 513, Official Public Records of McCulloch County, Texas;

SAVE AND EXCEPT: Approximately 24.631 acres of land, conveyed to Rattlesnake Power, LLC in that certain Special Warranty Deed dated December 18, 2008, and recorded in Volume 384, Page 424, Official Public Records of McCulloch County, Texas, and more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set at the centerline of a 345 KV transmission line in a 160 foot wide electric easement recorded in Volume 321, Page 606 of the Official Public Records of McCulloch County, Texas, for the most northerly northeast corner hereof and from which a 1/2 inch iron rod found in the west line of the Ludwig Erkhart Survey No. 1293, Abstract 246 for the common east corner of the Johann Leyendecker Survey No. 1296, Abstract No. 962 and said Survey No. 54 bear North 72° 13' 58" East a distance of 283.46 feet;

THENCE South 00° 08' 21" East a distance of 411.39 feet to a 1/2 inch iron rod set for an interior corner hereof;

THENCE North 89° 51' 39" East a distance of 254.12 feet to a 1/2 inch iron rod set in a fence line for the west line of said County Road No. 368 (CR 368) and the east line of said 320 acre tract for the most easterly northeast corner hereof;

THENCE South 00° 32' 14" East a distance of 1200.03 feet along the general meanders of said fence line for the west line of said CR 368 and the east line of said 320 acre tract to a 1/2 inch iron rod set for the southeast corner hereof;

THENCE South 89° 51' 39" West a distance of 450.00 feet to a 1/2 inch iron rod set for the most southerly southwest corner hereof;

THENCE North 00° 08' 21" West a distance of 400.00 feet to a 1/2 inch iron rod set for an interior corner hereof;

THENCE South 89° 51' 39" West a distance of 450.00 feet to a 1/2 inch iron rod set for the most westerly southwest corner hereof;

THENCE North 00° 44' 10" West a distance of 800.04 feet to a 1/2 inch iron rod set for the most westerly northwest corner hereof;

THENCE North 89° 51' 39" East a distance of 220.88 feet to a 1/2 inch iron rod set for an interior corner hereof;

THENCE North 00° 06' 21" West a distance of 410.30 feet to a 1/2 inch iron rod set at the centerline of said 345 KV transmission line for the most northerly northwest corner hereof and from which a 1/2 inch iron rod in the north line of said Survey No. 54, the south line of said Survey No. 1296, the north boundary line of said 320 acre tract (V207, P513) and the south boundary line of a called 320 acre tract described in a deed recorded in Volume 258, Page 241 of said Deed Records bears North 87° 57' 52" West a distance of 2323.74 feet

THENCE North 89° 42' 47" East a distance of 425.00 feet along the said 345 KV transmission line to the POINT OF BEGINNING, containing 24.631 acres, more or less.

TRANSMISSION FACILITIES EASEMENT AGREEMENT

Rattlesnake
12037023v.2

A-1

SCHEDULE I

LAND

640 acres, more or less, all of H & TC Ry Co Survey No. 51, Abstract No. 627, McCulloch County, Texas.

640 acres, more or less, all of the Bronaugh Bros. Survey No. 50, Abstract 1622, McCulloch County, Texas.

Said tracts of land being described as Tract 3 and Tract 4, in that certain Executor's Distribution Deed, dated February 6, 2002 and recorded in volume 323, page 134, Official Public Records of McCulloch County, Texas

TRANSMISSION EASEMENT AGREEMENT - SCHEDULE I

PATTY MONCUS

11421262v.14

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows:

TRACT ONE: BEING 377.402 acres, more or less, consisting of the following approximate acreages out of these various surveys:

40.708 acres, more or less, out of the J. Buhlmann Survey No. 1124, Abstract No. 134,
40.805 acres, more or less, out of the J. Buhlmann Survey No. 1127, Abstract No. 135,
295.872 acres, more or less, out of the H. & T.C. Railroad Company Survey No. 107, Abstract
No. 657, and
0.017 acres, more or less, out of the S.W. Colton Survey No. 108, Abstract No. 2168, all in
McCulloch County, Texas and being out of and a part of that certain parent tract described as
1299.853 acres in a Deed to Byron E. McCollum, et ux, et al, recorded in Vol. 291, Pg. 3 of the
McCulloch County Official Public Records.

BEGINNING at a ½" steel stake found for the common corner of said surveys 1127, 107, 108
and the H. & T.C. Railroad Company Survey No. 133, Abstract No. 670, being the N.E. corner
of a 550.523 acre tract described in a Partition Deed to Tom J. Sammons, Jr., et ux, recorded July
29, 1996 in Vol. 280, Pg. 198 of said Public Records, being the N.W. corner of that certain tract
described as 419.5 acres in a Deed to Gardner S. Broad, recorded November 3, 1960 in Vol. 158,
Pg. 221 of the McCulloch County Deed Records, from which point a L.O. stump with young
L.O. springing therefrom for an original witness tree, (see Vol. E, Pg. 339 of the McCulloch
County Deed of Trust Records) bears, N 02 E 83.3 feet;

THENCE along a fence and north line of said 550.523 acres and south line of said parent tract,
south line hereof and along a boundary line agreement between LaRue G. Swenning and
Manuelita Shelton, recorded December 1, 1953 in Vol. 141, Pg. 137 and referred to in a Deed to
Lori L. Noonan, recorded in Vol. 248, Pg. 141 of said Deed Records;

S 89 50 00 W 29.25 feet, a ½" steel stake found by a "T" fence corner post, fence bears
S.E.,

N 52 36 25 W 600.08 feet, a 3" pipe post,
N 52 38 16 W 607.43 feet, a 3" pipe post,
N 52 28 25 W 625.01 feet, a 3" pipe post,
N 53 13 39 W 908.90 feet, a 3" pipe post,
N 53 15 26 W 1190.39 feet, a 3" pipe post, being the most easterly corner of that certain
tract described as "Tract Nine", 7.65 acres in said Deed recorded in Vol. 248, Pg. 141 of said
Deed Records;

THENCE continuing with said fence and boundary-line agreement for south line hereof and
south line of said parent tract,

N 84 55 06 W 588.56 feet, a 3" pipe post,
N 67 37 13 W 367.85 feet, a 3" pipe post, and
N 16 00 51 W 642.40 feet, a ½" steel stake found at the S.E. end of a 40 foot wide
easement described in a Deed to Gordon R. Youngblood, et ux (Linda J.), recorded in Vol. 327,
Pg. 852 of said Public Records;

THENCE with the east end of said easement and west line hereof,

N 24 54 28 E 64.64 feet, a ½" steel stake found on the north side of a gate and N.E. end of said easement for the most southerly corner of that certain tract described as 191.664 acres in Deed to Scott Arbuckle, et ux, recorded in Vol. 297, Pg. 296 of said Public Records;

THENCE with a fence and south line of said 191.664 acres and north line hereof,

N. 24 47 43 E 371.85 feet, a 3" pipe angle post for the N.W. corner hereof, and continuing with said fence and south line of 191.664 acres,

N 65 42 15 E 872.57 feet, a ½" steel stake found,

N 65 44 01 E 1184.98 feet, a ½" steel stake found,

N 65 44 50 E 938.94 feet a calculated point,

N 65 46 04 E 1583.92 feet, a ½" steel stake found, and

N 00 22 26 E 25.08 feet to a ½" steel stake found in the north line of said parent tract, being the most N.N.E. corner of said 191.664 acres for a northerly corner hereof and being in the south line of that certain tract described as 1536.047 acres in a Deed to Donald Kiesling, recorded in Vol. 289, Pg. 550 of said public records;

THENCE with said north line of parent tract and south line of said "Kiesling" tract,

S 89 49 28 E 54.94 feet to a ½" steel stake found for the S.E. corner of said "Kiesling" tract and S.W. corner of that certain tract described in a Deed to Ronnie D. Moore, et al, recorded in Vol. 217, Pg. 491 of said Deed Records (also see Vol. 126, Pg. 73 of said Deed Records) for an angle point hereof and being the common corner of said surveys 107, 1124, the S.W. Colton Survey No. 63½ Abstract No. 2259 and the J.B. Roberts Survey No. 106, Abstract 2266;

THENCE with a fence, being on or near the north line of Survey No. 1124 for the south line of said "Moore" tract and north line of said parent tract,

N 59 54 20 E 764.17 feet to a 3½" pipe corner post for the N.E. corner of said parent tract and N.E. corner hereof, same being the N.W. corner of that certain tract described as "Tract 2" in a Deed to Jack Bob Smith, recorded in Vol. 168, Pg. 138 of said Deed Records;

THENCE with a fence for the east line hereof and west line of said "Jack Bob Smith" tract,

S 01 35 43 W 1825.25 feet, a ½" steel stake found,

S 01 34 30 W 718.07 feet; a ½" steel stake found,

S 01 30 56 W 1524.52 feet, a ½" steel stake found, and

S 01 30 37 W 1410.90 feet to a ½" steel stake found by a "T" fence corner post in the north line of said Survey No. 133 for the E.S.E. corner of said parent tract and hereof and S.W. corner of said "Jack Bob Smith" tract in the north line of said "Broad" tract;

THENCE with a fence and approximate north line of Survey No. 133 and south line of Survey No. 1127 for the south line hereof and north line of said "Broad" tract,

S 59 23 26 W 763.77 feet to the PLACE OF BEGINNING and containing 377.402 acres, more or less.

TRACT TWO: A 30' wide nonexclusive access and utility easement on, over and along an existing road the beginning point being on the East line of County Road 152. Said beginning point being the Northwest corner of the 1299.853 acres tract in McCulloch County, Texas,

surveyed by Kenneth H. Ross, R.P.L.S. No. 2012, dated October 23, 1997. The said tract transferred from Lori L. Noonan, dba Texas Ranching Company and husband, T.A. Noonan, Jr. to Byron E. McCollum and wife, Vera Ellen McCollum and Charles R. McCollum and wife, Deborah Lynn McCollum, as recorded in Volume 291, Page 3 of the McCulloch County Deed records. Said beginning point also being in the Northwest corner of the Carl Froehlich Survey No. 1148, Abstract No. 343 of the McCulloch County Deed Records; from beginning point said easement to be the 30 feet South of and parallel to a line, being the North boundary line of the above described tract, bearing South 89 deg. 49' 24" East 2,405.05; The east most 130' of said easement to be 60' wide to allow meandering through gates of existing cattle pens; The east end being or extended to the west boundary line, also a gate, of that certain 377.402 acres according to a plat and survey dated June 30, 2005, prepared by Kenneth H. Ross, R.P.L.S. No. 2012 conveyed by Warranty Deed from Byron E. McCollum and Vera Ellen McCollum and Charles R. McCollum and Deborah Lynn McCollum to Gene Moore, Randy Moore and Stevie Moore dated July 22, 2005 and recorded in Volume 353, Page 112, Official Public records, McCulloch County, Texas.

WIND ENERGY GROUND LEASE
12424929v.2

EXHIBIT "A"

MOORE

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of the following land described situated in McCulloch County, Texas, to-wit:

TRACT ONE: 209.5 acres, being all of J. B. Roberts Survey No. 106, Certificate No. 33/3257, Abstract No. 2266, patented to G. R. White by Patent No. 322, Volume 12A.

SAVE AND EXCEPT 6.755 acres, more or less, out of the North part of the J. B. Roberts Survey No. 106, Abstract No. 2266, being out of and a part of that certain land described in Deed from Emmett and Ada V. Damron to Ronnie D. Moore, et al, recorded January 4, 1983 in Volume 217, Page 491, Deed Records, McCulloch County, Texas, described by metes and bounds as follows:

Beginning at a 3 1/2" pipe angle post in a new fence for the West end hereof, being on or near the common line of the J. B. Roberts Survey No. 106 and the W. M. Myers Survey No. 106, Abstract No. 2199, from which point a 1/2" steel stake found by a "T" fence corner post in the West line of Roberts Survey No. 106 for the Southeast corner of the G. H. & S. A. Railroad Co. Survey No. 63, Abstract No. 430 bears South 50° 30' 40" West 1063.66 feet, said beginning point being on a southerly line of that certain tract described as 1536.047 acres in a Deed from Lori L. Noonan and husband, T. A. Noonan, Jr. to Donald Kiesling and wife, Tracey Kiesling, recorded November 4, 1997 in Volume 289, Page 550, Official Public Records, McCulloch County, Texas;

Thence with said common line of Survey No. 106 and a southerly line of said 1536.047 acres for the North line hereof, North 88° 58' 11" East 1418.42 feet to a 3 1/2" pipe angle post for the Northeast corner hereof, from which point a "T" fence corner post, fences bear East, West and North for a southeasterly corner of said 1536.047 acres bears, East 2.30 feet;

Thence with a new fence for the South line hereof, South 58° 57' 44" West 829.54 feet, a 3 1/2" pipe angle post and North 60° 22' 45" West 813.77 feet to the place of beginning.

TRACT TWO: 168.52 acres, more or less, being all of Michael Bay Survey No. 1044, Abstract No. 145, Certificate No. 838, patented October 19, 1855, by Patent No. 377, Vol. 12, to F. Brichta, Assignee of Michael Bay.

TRACT THREE: 171.06 acres, more or less, being all of Michael Bay Survey No. 1045, Abstract No. 146, Certificate No. 378, Vol. 12, to F. Brichta, Assignee of Michael Bay.

TRACT FOUR: 306.162 acres of land being a portion of the W.R. Herren Survey No. 158, Abstract No. 2143, Block No. 60, located in McCulloch County, Texas and being a portion of a called 627.16 acre tract described in a deed recorded in Volume 331, Page 211 of the Official Public Records of McCulloch County, Texas; Said 306.162 acre tract being more particularly described as follows:

BEGINNING at a 6 inch pine fence corner post found for the common corner of the A. Dumzlaief Survey No. 1043, Abstract No. 225, the S.T. Ward Survey No. 134, Abstract No. 2084, the Michael Bay Survey No. 1044, Abstract No. 145, the said Survey 158, the called

WIND ENERGY GROUND LEASE
12276585v.2

EXHIBIT "A"

MOORE/CARRAWAY

163.7 acre tract described in a deed recorded in Volume 168, Page 138 of the Deed Records of McCulloch County, Texas, the called 555.3 acre tract described in a deed recorded in said Volume 168, Page 138, the called 168.52 acre tract described in Volume 331, Page 211, said Deed Records and the southwest corner hereof;

THENCE with the east line of said Survey 1044, the Michael Bay Survey No. 1047, Abstract No. 147, said 168.52 acre tract and the called 160 acre tract described in a deed recorded in Volume 363, Page 1 of said Official Public Records and the west line of said Survey 158, the following two courses: North 00° 00' 11" West, a distance of 2672.87 feet to a 5 inch cedar post; North 00° 03' 07" West a distance of 2671.44 feet to a 6 inch cedar post for the common corner of said Survey 1047, the H. & T. C. R.R. Co. Survey 135, Abstract 671, Block 60, the J. Helfrich Survey No. 1048, Abstract No. 493, said Survey No. 158, said 160 acre tract, the called 186 acre tract described in a deed recorded in Volume 271, Page 99 of said Deed Records, the called 24.6 acre tract described in a deed recorded in Volume 331, Page 211 of said Official Public Records for the northwest corner hereof;

THENCE North 88° 48' 07" East a distance of 881.33 feet along the common line of said Survey No. 1048 and said Survey 158, said 24.6 acre tract to a calculated point in the south right-of-way line of County Road 304;

THENCE along the general meanders of a fence for the south right-of-way line of County Road 304, the following 8 courses: South 36° 26' 22" East a distance of 38.84 feet to an 18 inch oak fence corner post found; South 52° 18' 47" East a distance of 63.21 feet to a 4 inch cedar post found; South 60° 20' 06" East a distance of 185.54 feet to a 6 inch cedar post found; South 87° 23' 10" East a distance of 374.67 feet to an 8 inch cedar post found; South 89° 26' 29" East a distance of 55.40 feet to an 8 inch cedar post found; North 84° 20' 53" East a distance of 58.94 feet to a 4 inch cedar post found; North 71° 21' 29" East a distance of 490.77 feet to a 13 inch cedar post found; North 88° 48' 49" East a distance of 194.59 feet to a 4 inch cedar post found;

THENCE South 05° 44' 59" East a distance of 5325.65 feet across said 627.16 acre tract to a 4 inch cedar post found in the south line of said Survey No. 158 and the said 627.16 acre tract for the northwest corner of the A. Dumzlaief Survey No. 1042, Abstract No. 226, the northeast corner of said Survey No. 1043, the northwest corner of the called 169.34 acre tract described in a deed recorded in Volume 331, Page 211 of the Official Public Records, the northeast corner of said 163.7 acre tract, and the southeast corner hereof;

THENCE South 88° 56' 58" West a distance of 2794.79 feet with the north line of said Survey 1043 and the north line of said 163.7 acre tract of land to the POINT OF BEGINNING, containing 306.162 acres, more or less.

Note: Bearings and distances are grid, NAD 83 US TX Central Zone.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of the following described land in McCulloch County, Texas, to-wit:

All of H. & T. C. R.R. Co. Survey 81, Patent 184, Volume 44, Certificate 33/3240, Abstract 645, SAVE AND EXCEPT THE FOLLOWING TRACTS:

229.04 acres, more or less, all of the West one-half (W 1/2) of H. & T. C. R.R. Co. Survey 81, Abstract 645, Cert. 33/3240, patented to H. & T. C. R.R. Co. by Patent. 184, Volume 44; Said land being the same land described in a deed from W. J. Fullagar and wife, Nita Fullagar to Michael Lloyd Fullagar dated January 10, 1978, recorded in Volume 199, page 502, Deed Records, McCulloch County, Texas.

A strip of land 60 feet wide, as described in a Road Deed from W. J. Fullagar to McCulloch County, dated April 23, 1909, recorded in Volume 14, Page 259, Deed Records, McCulloch County, Texas.

A strip of land 40 feet wide off and along the North line of said Survey 81, as described in a Partition Deed from W. J. Fullagar, et al to W. S. L. Fullagar, et al, dated July 1, 1912, recorded in Volume 34, Page 170, Deed Records, McCulloch County, Texas.

20.96 acres, more or less, out of the Northwest part of H. & T. C. R.R. Co. Survey 81, Abstract 645, Cert. 33/3240, patent No. 184, Volume 44, as described in a deed from W. J. Fullagar et ux to Sterling Fullagar dated May 8, 1969, recorded in Volume 174, Page 92, Deed Records, McCulloch County, Texas.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows:

212.69 acres, more or less, out of the East part of the H.Z. Berge Survey No. 1245, Abstract No. 144, McCulloch County, Texas, and being the same land referred to as (5) in a Deed to Noble M. Johnson recorded in Volume 144, Page 529 of the McCulloch County Deed Records, which said land is described by metes and bounds as follows:

BEGINNING at a ½" steel stake set in the South line of County Road No. 128, for the Northeast corner hereof and the Northwest corner of that certain tract described as 218.234 acres in a Deed to Tony Wilson, recorded in Volume 313, Page 328 of the McCulloch County Official Public Records, and being in the East line of said Survey No. 1245;

THENCE with the East line of Survey No. 1245 and West line of the G. & B.N. Company Survey No. 32 and West line of said 218.234 acre tract, South 01° 10' 32" West 1009.54 feet, a 120d nail found; South 01° 04' 22" West 1069.17 feet a 120d nail found by a T fence corner post, fence bears East; and South 01° 23' 44" West 542.48 feet to a ½" steel stake found by a T fence corner post, fence bears South for the Southeast corner hereof and the Northeast corner of that certain tract described as 210 acres in a Deed from Noble M. Johnson, et ux, to A. F. Schwertner, recorded in Volume 215, Page 658 of said Deed Records, being the occupational common easterly corner of said Survey No. 1245 and the H. Z. Berge Survey No. 1244, Abstract No. 143;

THENCE with the South line hereof, being on or near the common lines of said Surveys No. 1245 and 1244 and North line of said 210 acre tract, North 87° 42' 45" West 244.59 feet, a 3/8" steel stake set, North 87° 40' 17" West 1331.80 feet, a 3/8" steel stake set by a T fence corner post, fence bears South, and North 87° 40' 11" West 2020.08 feet to a ½" steel stake found by a T fence corner post, fence bears South for the Northwest corner of said 210 acre tract, Southwest corner hereof and being in the East line of that certain land described in a Deed to John H. Edwards, et ux, (Dorothy) recorded in Volume 299, Page 648 of said Official Public Records;

THENCE with the West line hereof and the East line of said Edwards tract, North 01° 12' 20" East 1021.43 feet, a 3/8" steel stake set; North 01° 16' 18" East 928.66 feet, a 3/8" steel stake set, and North 01° 19' 09" East 581.93 feet to a ½" steel stake found in said South line of County Road No. 128 for the Northwest corner hereof and Northeast corner of said Edwards tract;

THENCE with said South line of County Road No. 128 for the North line hereof, South 89° 05' 21" East 1115.69 feet, a 3/8" steel stake set; South 89° 07' 31" East 1661.5 feet, a 3/8" steel stake set, and South 89° 02' 15" East 815.20 feet to the PLACE OF BEGINNING.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows:

TRACT ONE: 258.33 acres, more or less, part of H. & T. C. R. R. Co. School Section No. 16, Certificate 33/3207, Abstract 2236, originally purchased from the State by, and patented to S. E. McKnight by Patent No. 487, Volume 21, said land being originally patented for 640 acres, but upon a resurvey it was found to contain 718.38 acres, and being all of said survey, excepting therefrom, two tracts described as follows:

(a). 409.80 acres out of said survey conveyed by G. S. Johnson and wife, Kate Johnson to J. A. Henton by deed dated July 1, 1909, and recorded in Vol.14, Page 395, Deed Records of McCulloch County, Texas, described by metes and bounds as follows:

BEGINNING at a rock mound in the East line of said Survey No. 16, set for the S.W. Corner of the H. Balmert Survey 1349, for the S.E. Corner of said tract, from which a L.O. 8' brs N. 80 Deg. E. 18 varas (old bearings).

THENCE North 86 Deg. W. 2110 varas to a rock mound on top of Brady Mountain for the S.W. Corner of this tract from which a L.O. 16' brs. S. 2-3/4 Deg. W. 38-3/4 varas; do. 4' brs S. 53-3/4 E. 26-1/2 varas;

THENCE North 1050 varas with the West line of said Survey 16, to a rock mound for the N.W. Corner of this tract from which a Mes. 6' brs. S. 33-1/2 Deg. W. 77 vrs; do. 3' brs North 43 Deg 10' W. 12 varas;

THENCE East 2043-1/2 varas to a rock mound from which a Mes. 6' brs. S. 49-1/2 Deg. E. 17-1/4 varas; do. 4' brs. N. 52 Deg. E. 22-1/4 varas;

THENCE South 3 Deg. E. 1181 varas to the place of beginning; and

(b). 50-1/4 acres, conveyed by G. S. Johnson and wife Kate Johnson to J. A. Henton by deed dated December 18, 1913, and recorded in Vol. 29, Page 394, Deed Records of McCulloch County, Texas, and described by metes and bounds as follows:

BEGINNING at the S.E. Corner of Carl Usener Survey 1352, the N.E. Corner of H. & T. C. R. R. Co. one half section 17-1/2, the N.W. Corner of Anton Nauendorf Sur. 1353, for the S.W. Corner of this tract from which a S.O. 3' dia. brs. S. 62 E. 6-1/4 varas; do. 3' brs. S. 43 W. 4-9/10 varas;

THENCE with the East line of said Survey No. 1352, North 860 varas to a stake and mound for the N.W. Corner of this tract.

THENCE South 86 East 330 varas to a stake from which a L.O. 12' brs. N. 39-1/2 Deg. E. 29-3/5 varas; do. 10' brs. 40-1/4 East 30 varas;

THENCE South 860 varas to a stake and mound on South line of said Sec. No. 16, for the S.E. Corner of this tract.

THENCE with the South line of said Sec. 16, North 86 West 330 varas to the place of beginning.

TRACT TWO: 677.75 acres, more or less, and being all of:

(a). Anton Nauendorf Survey 1353, Abstract 1067, Certificate No. 720, patented to Jacob De Cordova by Patent 276, Vol. 15;

(b). Anton Nauendorf Survey 1354, Abstract 1068, Certificate No. 720, patented to Jacob De Cordova by Patent 286, Vol. 15;

(c). Anton Nauendorf Survey 1356, Abstract 1069, Certificate No. 720, patented to Jacob De Cordova by Patent 285, Vol. 15;

(d). Anton Nauendorf Survey 1355, Abstract 1070, Certificate No. 720, patented to Jacob De Cordova by Patent 290, Vol. 15.

TRACT THREE: 162.1 acres described in two tracts as follows:

(a). 159.7 acres, all of J. C. Peter dec'd. Survey 1357, Abstract 1103, Certificate 187, patented to the Heirs of Johann C. Peter by Patent No. 1077, Vol. 13;

(b). 2.4 acres, out of the North part of S.E. McKnight Survey M-1, Abstract 2304, patented to S.E. McKnight by Patent 286, Vol. 29.

Said two tracts of land are contiguous and form a solid body of land described by metes and bounds as follows:

BEGINNING at a rock mound set for the N.W. Corner of Survey 1357, and the North end of said McKnight Sur. No. M-1 from which a L.O. 6' brs. N. 67 West 51 varas; do. 12' brs. S. 85 W. 61 varas (old bearings);

THENCE N. 88-1/2 Deg. East 955 varas to a stake and mound set for the N.E. Corner of said Survey 1357, and the N.W. Corner of Survey 1358, from which a Mes. 4' brs. S. 2-1/2 Deg. W. 10 varas;

THENCE South 944 varas to a stake and mound set for the S.W. Corner of Sur. 1358, the N.W. Corner of Survey 1359.

THENCE South 88 West 978 varas (at 949-1/2 varas passing the South West corner of said Survey 1357, and the E. line of said McKnight Survey M-1) to a stake in the West line of said McKnight Survey No. M-1 from which a L.O. 12' brs. N. 61-1/2 W. 38 varas;

THENCE N. 2 E. 951 varas to the place of beginning.

TRACT FOUR: 640 acres, all of W. H. R. & O. T. Melvin Survey 16, Abstract 1569, Certificate 16/115, patented to S. E. McKnight by Patent 16, Vol. 30, which patent is here referred to and

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EXHIBIT "A"

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made part hereof for all purposes.

Tracts One through Four above are the same tracts described as Tracts Nos. One, Two, Three and Five in a deed from G. S. Johnson to Kate Irene Johnson et al, dated May 29, 1936, recorded in Vol. 96, page 126, Deed Records of McCulloch County, Texas, and said deed and record are here referred to and made part hereof for all purposes.

TRACT FIVE: 320 acres, more or less, described in two tracts as follows:

(a). All of Heinrich Brandis Survey 1361, Abstract 52, Certificate 1069, patented to Heinrich Brandis by Patent 355, Vol. 30.

(b). All of Heinrich Brandis Survey 1362, Abstract 53, Certificate 1069, patented to Heinrich Brandis by Patent 356, Vol. 30.

Being the same land described in deed from G. S. Johnson to Kate Irene Johnson et al, dated May 29, 1936, recorded in Vol. 96, page 125, Deed Records of McCulloch County, Texas, and said Deed and record are here referred to and made part hereof for all purposes.

TRACT SIX: 332.6 acres, all of W. H. & O. T. Melvin Survey 18, Certificate 33/3208, Abstract 1571, patented to O. T. Melvin and W. H. Melvin by Patent 389, Vol. 16, which patent is here referred to and made part hereof for all purposes. The said survey here conveyed is described by metes and bounds as follows:

BEGINNING at a rock mound set for N.E. Corner of State Survey 18, the S.E. Corner of F. Mueller Sur. 1674, the N.W. Corner of H. Brandis Survey 1362, and S.W. Corner of this survey from which a L.O. 10' brs. N. 69-1/2 W. 44 varas (old bearings);

THENCE with the East line of said Survey 1674, North 964 varas to a stake and mound set for the N.E. Corner of said Survey 1674 and the S.E. Corner of Survey 1675, the S.W. Corner of H. & T. C. R. R. Co. one half section 17, and the N.W. Corner of this survey from which a L.O. 12' brs. S. 3-1/2 W. 54-3/4 varas; do. 12' brs. S. 8-1/2 Deg. E. 51-1/4 varas;

THENCE with the South line of said Survey 17, S. 88-1/4 E. 1951 varas to a stake and mound set for the S.W. Corner of Survey 1353, the N.W. Corner of Survey 1355, and S.E. Corner of said Survey 17, and N.E. Corner of this Survey from which a S.O. 4' brs. N. 54-1/2 Deg. W. 1-3/5 varas; do. 3' brs. S. 30-1/2 varas;

THENCE with the West line of said Survey 1355, South 968 varas to a rock mound set for the S.E. Corner of said Survey 1355, the N.W. Corner of I.R.R. Co. Survey 15, and the N.E. Corner of survey 1361, and the S.E. Corner of this survey from which a L.O. 14' brs. N. 12-1/2 E. 33-2/5 ; do. 10' brs. S. 58-20' W. 10 varas;

THENCE with North line of said Surveys Nos. 1361 and 1362 North 88-1/4 W 1951 varas to the place of beginning.

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Said land is the same land described in deed from G. S. Johnson to Kate Irene Johnson et al, dated May 19th, 1944, recorded in Vol. 1 13, page 373, Deed Records of McCulloch County, Texas, and said deed and record are here referred to and made part hereof for all purposes.

TRACT SEVEN: All that certain land situated in McCulloch County, Texas, and being 320 acres, all of Carl Schmiedeke Survey No. 1350, Certificate No. 737, Abstract No. 1195, patented to F. Berkemeyer by Patent No. 625, Vol. 44, patented June 23, 1879 and which patent and record thereof in Volume 54, Page 210 of the Deed Records of McCulloch County, Texas, being here referred to and made part hereof for description.

TRACT EIGHT: 301 acres, more or less, the North one half (N. 1/2) of Indianola R. R. Co. Survey 15, Certificate 16/115, Abstract 760, patented to G. W. & W. F. Norton by Patent 70, Volume 22, and which patent is here referred to and made part hereof for description. Said tract is described by metes and bounds as follows:

BEGINNING at a stake set for the NE. Corner of said Survey 15, from which a L.O. 6 in brs. N. 67 Deg. W. 51 varas; do. 12 in brs. S. 85 deg. W. 61 varas (old bearings);

THENCE S. 2 Deg. W. 826-1/2 varas to a stake set in the middle of the East line of said Survey No. 15, from which stake a L.O. 10 in. dia. brs. N. 43 Deg. W. 54-1/2 varas; a mesq. 4' brs. S. 50 Deg. W. 2-3/4 varas;

THENCE in a westerly direction across said Survey 15, to a stake in the West boundary line of said Survey No. 15, which stake is set 906 varas North of the S.W. Corner of said Survey No. 15.

THENCE North 1004 varas to the Northwest corner of said Survey No. 15, the Northeast corner of Survey 1361, the S.W. Corner of Survey No. 1356, from which a L.O. 14 brs. N. 12-1/2 Deg. East 33-3/5 varas do. 10 in brs. S. 58 Deg. and 10 minutes W. 10 varas.

THENCE S. 82 Deg. and 45 minutes East 2030 varas to the place of beginning, and being the same land conveyed by J. E. Shopshire et al, to L. A. Patton, by deed dated September 2, 1937, recorded in Vol. 96, page 578, Deed Records of McCulloch County, Texas, and said deed and record are here referred to and made part hereof for description.

TRACT NINE: 617.7 acres, more or less, described in three tracts as follows:

(a). 160 acres, more or less, all of J. A. Scherfius Survey 1254, Abstract 1980, Certificate 1073, Patent No. 237, Vol. 46;

(b). 160 acres, more or less, all of C. Schmidt Survey No. 1255, Abstract 1235, Certificate 1094, Patent No. 91, Vol. 19;

(c). 297.7 acres, more or less, out of the South part of Survey 39, Block 60, H. & T. C. R. R. Co. Abstract 621, Certificate 33/3219, Patent 533, Vol. 18, described by metes and bounds as follows:

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BEGINNING at the Southeast corner of Survey 39.

THENCE with the East line of said Survey, North to the S.E. Corner of a 37.8 acre tract described in deed from J. A. Johnson to E. W. Harris, dated January 15, 1911, recorded in Vol 28, page 465, Deed Records of McCulloch County, Texas.

THENCE in a Northwesterly direction with the South line of said 37.8 acre tract, to a point in the West line of Survey 39 and the Southwest corner of said 37.8 acre tract.

THENCE with the West line of said Survey 39, south to its Southwest corner.

THENCE with the South line of said Survey 39, East to the place of beginning.

Said land is the same land described in deed from Ollie M. Johnson et al to W. C. Johnson, dated July 12, 1952, recorded in Vol. 136, Page 346, Deed Records of McCulloch County, Texas, and said deed and the record thereof are here referred to and made part hereof for all purposes.

TRACT TEN: 105.81 acres, more or less, the east part of H. & T. C. R. R. Co. Survey No. 17, Abstract No. 609, Certificate No. 33/3208, patented to H. & T. C. R. R. Co. by Patent No. 147, Vol. 44, which patent is here referred to and made part hereof for description.

The land here conveyed begins at a stone mound in the North line of said Survey 17, and the South line of Survey 1352, at a point of Brady Mountain, and which stone mound is set North 87 degrees West 650 varas from the N.E. Corner of said Survey No. 17.

THENCE with the South line of said Survey 1352, and the North line of said Survey 17, South 87 degrees E. 650 varas to planted stone marked "X" for the S.E. Corner of Survey 1352, the S.W. Corner of S. E. McKnight Survey No. 16, and the Northwest corner of Survey 1353, and the Northeast corner of said Survey 17.

THENCE with the West line of said Survey 1353, and the East line of said Survey 17, South 3-1/2 Deg. East 915 varas to planted stone marked "X" for southwest corner of said Survey 1353, the Northeast corner of W. H. & O. T. Melvin Survey 18, the Northwest corner of Survey 1355, and Southeast corner of Survey 17, from which stone mound a Spanish Oak 6' bears North 77-1/2 degrees East 4 varas; a spotted oak 6' bears South 51-1/2 degrees West 7 varas.

THENCE with the North line of said Survey No. 18, and the South line of said Survey 17, North 88-1/4 degrees West 650 varas to a stone mound from which a Live Oak 24' bears North 29-1/2 degrees East 70 varas; a Live Oak 30' bears South 32 degrees West 104-1/2 varas;

THENCE parallel with the East line of said Survey 17, and 650 varas West therefrom, North 3-1/2 degrees West 923 varas to the place of beginning.

Said land is the same land described in deed from Jess Sherman et ux to W. C. Johnson et al, dated August 28, 1941, recorded in Vol. 107, Page 177, Deed Records of McCulloch County, Texas, and said deed and the record thereof are here referred to and made part hereof for all

EXHIBIT A PROJECT DESCRIPTION

The Rattlesnake Wind Project ("Rattlesnake" or the "Project") is a proposed wind energy generation project located in McCulloch County Texas. The Project is anticipated to consist of 53 to 62 wind turbines which when operational will be capable of generating between 124 MW and 159 MW depending on final turbine technology selection. Additional Project facilities will include a Project Operations and Maintenance Facility, a main project substation, and a 15 mile transmission line to connect the project to the existing electrical grid.

The Project is situated on an uprising known as the Brady Mountains. The ridgeline runs predominantly east-west which runs perpendicular to the prevailing wind direction. The Project area is comprised almost entirely of rangeland (>90 %), utilized for grazing, hunting and off-road recreation and is well suited for a wind farm. The project will be located on approximately 12,000 acres of private land which has been leased under a 30 year wind lease. The project is planned to be interconnected to LCRA's 345kV system located approximately 15 miles north of the Project. Private easements have been obtained for the transmission line connecting the project to LCRA's existing system.

The Project was initially developed in 2007-2009 by RES and subsequently put on hold due to the 2008 credit crisis. Since development was renewed in 2014 a full suite of studies to verify project viability have been conducted including but not limited to environmental studies, cultural resource studies, biological studies, aviation studies, telecommunications studies and wind resource assessment studies and the Project is now in late stages of development. Following an approximate 10 month construction process, and once operational the Project is anticipated to sell electricity into the Texas wholesale power market, and have an expected life exceeding 25 years.

The wind generating facility may include a qualified investment consisting of the following improvements:

- 1) Wind Turbines (rotor blades, gearbox, nacelle, generator, power cables, tower, slab, etc.)
- 2) Underground conduit, communication cables, and electrical collection system wiring
- 3) One or multiple project substation(s) including breakers, transformers, and meters
- 4) Collection substation will be connected to utility interconnection by an above ground transmission line (approx. 15 miles)
- 5) Inverter boxes on concrete or gravel pads
- 6) Operations and maintenance facility
- 7) Fencing for safety and security
- 8) Telephone and fiber optics and internet based communication systems
- 9) New or improved access and service roads
- 10) Meteorological equipment to measure wind speed and meteorological conditions

EXHIBIT B

SITE DESCRIPTION

purposes.

TRACT ELEVEN: 100 acres, more or less, lying about four miles Northeast of the town of Melvin, and described as follows, to-wit:

Being 100 acres off of the North side of J. C. Peter, dec'd Survey No. 1358, Certificate No. 187, Patent No. 1079, Vol. 13, Abstract No. 1105. The 100 acres here conveyed begins at a rock set for the N.W. Corner of H. & T. C. R. R. Co. Survey No. 37, the S.W. Corner of Survey No. 1253, the S.E. Corner of Survey No. 16, and the N.E. Corner of this tract, from which a L.O. 13' dia brs. S. 87 Deg. W. 56 varas;

THENCE S. 592 varas to a stake and mound in the East line of said Survey No. 1358, for the S.E. Corner of this tract from which a Mes. 6' brs. N. 23-3/4 Deg. W. 2-3/5 varas; a L.O. 14' brs. S. 81 Deg. E. 18-1/4 varas;

THENCE S. 88-1/2 Deg. W. 952-1/2 varas to a stake in West line of said Survey No. 1358, for the S.W. Corner of this tract.

THENCE N. 592 varas to a stake and mound set for the N.E. Corner of Survey No. 1357, and N.W. Corner of said Survey No. 1358, from which a Mes. 4' brs. S. 2-1/2 Deg. W. 10 varas;

THENCE N. 88-1/4 Deg. E. 955 varas with N. line of said Survey No. 1358, to the place of beginning.

TRACT TWELVE: 150.5 acres, out of and a part of I.R.R. Co. Survey No. 15, Certificate No. 16/115, Abstract No. 760 patented to G.W. and W.F. Norton by Patent No. 70, Volume 22, and described by metes and bounds as follows:

BEGINNING at a stake set on West line of said Survey No. 15, which stake is 451 1/4 varas North of the S.W. Corner of said Survey No. 15, and from which stake a L.O. 12 in. in dia. bears North 17° East 16 varas, a L.O. 9 in. dia. bears North 34° West 20 varas;

THENCE North 454-3/4 varas to a stake set for the SW corner of a portion of said Survey formerly owned by Mrs. Sallie Willis;

THENCE South 88° East along South side of said Willis tract, 1965 varas to stake set in the East line of said Survey No. 15, and from which a L.O. 10 in. dia. bears North 43° West 54 1/2 varas to a stake, a Mesquite 4 in. dia. bears 50° East 2-3/4 varas;

THENCE South 413-1/4 varas with East line of said Survey No. 15, to stake in said East line which stake is set for the NE corner of a portion of said Survey formerly owned by J.B. Nichols;

THENCE North 89° West with North line of said Nichols tract, 1965 varas to the place of BEGINNING.

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EXHIBIT "A"

PRICE

EXHIBIT A TO OPTION AGREEMENT: LEGAL DESCRIPTION OF PROPERTY

All of that certain land situated in McCulloch County, Texas, described as follows:

TRACT I: All that certain lot, tract, or parcel of land more particularly described as 160.55 acres, more or less, of land in McCulloch County, Texas, being out of G. & B. N. Co. Survey No. 34, Certificate No. 83, Abstract No. 443, also being the East 160.55 acres of that certain tract of land conveyed to CHAS. YOST by O.P. BEVERS, ET UX by deed of record in Volume 40, Page 380, Deed Records of McCulloch County, Texas, said tract of land is said to contain 238.9 acres, but on resurvey found to contain only 227.22 acres of land and said 160.55 acre tract of land being described by metes and bounds as follows:

BEGINNING at a fence corner in the East line of said Survey No. 34 for the Southwest corner of H. Eilers Survey No. 1224, and Northwest corner of Survey No. 1227, for the Northeast corner of said 238.9 acre tract of land and for the Northeast corner hereof;

THENCE with a fence and East line of said Survey No. 34, S 01 deg. 42 min. W 626 varas to a fence corner for the recognized Southeast corner of said 238.9 acre tract of land and for the Southeast corner hereof;

THENCE with a fence and recognized South line of said 238.9 acre tract of land, S 63 deg. 04 min. W 1659.4 varas to a stake and iron pin set for the Southeast corner of the West 66.67 acres of said 227.22 acre tract of land and for the Southwest corner hereof;

THENCE with the East line of said 66.67 acre tract of land, North 601.4 varas to a stake and iron pin set in a fence and North line of said 238.9 acre tract of land for the Northeast corner of said 66.67 acre tract of land for the Northwest corner hereof;

THENCE with a fence, N 62 deg., 37 min. E 1687 varas to the place of beginning; containing 160.55 acres of land.

Said land being the same land described in deed from ROY L. MOOS AND WIFE, MARGARET MOOS to WILBUR L. BROWN AND WIFE, DOROTHY NELL BROWN, dated May 12, 1979, and recorded in Volume 204, Page 312, of the Deed Records of McCulloch County, Texas, and said deed and record are here referred to and made part hereof for all purposes.

TRACT II: All that certain lot, tract, or parcel of land more particularly described as 66.67 acres, more or less, of land in McCulloch County, Texas, being out of G. & B. N. Co. Survey No. 34, Certificate No. 83, Abstract No. 443, McCulloch County, Texas, also being the west 66.67 acres of that certain tract of land conveyed to CHAS. YOST by O.P. BEVERS, ET UX by deed of record in Volume 40, Page 380, Deed Records of McCulloch County, Texas, said tract of land is said to contain 238.9 acres, but on resurvey found to contain only 227.22 acres of land and said 66.67 acre tract of land being described by metes and bounds as follows:

BEGINNING at a stake and iron pin set in a fence corner located 334.8 varas North of the recognized Southwest corner of said Survey No. 34 for the Southwest corner of said 238.9 acre tract of land and for the Southwest corner hereof; from said fence corner an 18" L.O. bears S 68 deg. 45 min. W 93 varas;

THENCE on and along a fence and West line of said Survey No. 34, North 595.2 varas, to a stake and iron pin set in a fence corner for the recognized Northeast corner of J. Klock Survey No. 1249 and Southeast corner of Survey No. 1250, for the Northwest corner of said 238.9 acre tract of land and for the Northwest corner hereof;

THENCE with a fence and recognized North line of said 238.9 acre tract of land, N 62 deg. 37 min. E 708.4 varas to a stake and iron pin set in said fence for the Northwest corner of the East 160.55 acres of said 227.22 acre tract of land and for the Northeast corner hereof;

THENCE with the West line of said 160.55 acre tract of land, South 601.4 varas to a stake and iron pin set in a fence and recognized South line of said 238.9 acre tract of land for the Southwest corner of said 160.55 acre tract of land for the Southeast corner hereof;

THENCE with a fence, S 63 deg. 04 min. W 705.5 varas to the place of beginning.

Said land being the same land described in deed from ROY L. MOOS AND WIFE, MARGARET MOOS to WILBUR L. BROWN AND WIFE, DOROTHY NELL BROWN, dated May 12, 1979, and recorded in Volume 204, Page 312, of the Deed Records of McCulloch County, Texas, and said deed and record are here referred to and made part hereof for all purposes.

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT PROPERTY

The following lands situated in McCulloch County, Texas

(1) 640 acres, more or less, all of H. & T.C. R.R. Co. Survey No. 45, Abstract No. 624, Certificate No. 33/3222, patented to H. & T.C. R.R. Co. by Patent No. 534, Volume 18;

(2) An undivided one-fifth (1/5), being all of our right, title and interest in and to 100 acres, more or less, described as follows:

(A) Out of and a part of H. & T.C. R.R. Co. Survey No. 43, Abstract No. 623, Certificate No. 33/3221, patented to H. & T.C. R.R. Co. by Patent No. 535, Volume 18; and

(B) Out of H. Schneider Survey No. 1274, Abstract No. 1310, Certificate No. 298, patented to Evan Shelby by Patent No. 830, Volume 12; and

said 100 acre tract is described by metes and bounds as follows:

BEGINNING at a stake and mound on the West line of Survey No. 1274, set for the NW corner of a 260 acre tract conveyed by W.C. Sellers by G.V. Gansel by Deed dated November 25, 1905, recorded in Volume 7, Page 549, Deed Records of McCulloch County, Texas, from which stake and mound a Mes. 3" brs. S. 42-3/4 deg. East 9-1/4 varas; and which stake and mound is 115 varas North of the SW corner of said Survey No. 1274;

THENCE South 281-9/10 varas with the west line of said Survey No. 1274, and Survey No. 43, to a stake in the West line of said Survey No. 43;

THENCE South 87 deg. 27 min. East 2005 varas to a stake in the East line of Survey No. 43;

THENCE North with the East line of said Survey No. 43 and Survey No. 1274, 281-8/10 varas to a stake and mound in the East line of said Survey No. 1274, from which a Mes. 4' bears North 13-3/4 deg. East 20-1/5 varas; a Mes. 4' bears North 89-1/2 deg. West 38 varas, and which stake and mound is 115 varas North of the SE corner of said Survey No. 1274, and which stake and mound was set for the NE corner of said 260 acre tract conveyed to W.C. Sellers by G.V. Gansel;

THENCE with the North line of said tract so conveyed to W.C. Sellers, North 87 deg. 27 min. West 2005 varas to the place of BEGINNING.

(3) The North 295 acres of H. Schneider Survey No. 1274, Abstract No. 1310, Certificate No. 298, patented to Evan Shelby by Patent No. 830, Volume 12 (This land, together with all of the land out of said survey described in paragraph (b) above, is all of Survey No. 1274).

(4) The South 295 acres of H. Schneider Survey No. 1275, Abstract No. 1309, Certificate No. 298, Patented to Evan Shelby by Patent No. 829, Volume 12, being all of the land out of said Survey owned by Grantors.

TRANSMISSION FACILITIES EASEMENT AGREEMENT

A-1

Rattlesnake
12364985v.6

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

The certain property situated in McCulloch County, Texas and being all of H. & T. C. R.R. Co. Survey No. 82, Abstract No. 2178, Certificate No. 33/3240, patented to W. J. Fullager by Patent No. 210, Volume 25, McCulloch County, Texas.

WIND ENERGY GROUND LEASE
12276516v.2

EXHIBIT "A"

ROSS

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT PROPERTY

The following lands situated in McCulloch County, Texas

The West 89 acres, more or less, of Carl Bahr Survey No. 1270, Abstract No. 47, McCulloch County, Texas, more particularly described by metes and bounds on Exhibit "A-1" attached hereto and made a part hereof for all purposes; and

A portion of the Northwest one-quarter (NW-1/4) and South one-half (S-1/2) of Benjamin Henton Survey No. 42, Abstract No. 1667, McCulloch County, Texas, containing 531.11 acres of land, more or less, more particularly described by metes and bounds on Exhibit "A-2" attached hereto and made a part hereof for all purposes; and

A portion of H. & T.C.R.R. Co. Survey No. 44, Abstract No. 1765, McCulloch County, Texas, containing 374.09 acres of land, more or less, more particularly described by metes and bounds on Exhibit "A-3" attached hereto and made a part hereof for all purposes; and

A portion of Carl Bahr Survey No. 1270, Abstract No. 47, McCulloch County, Texas, containing 7.62 acres of land, more or less, more particularly described by metes and bounds on Exhibit "A-4" attached hereto and made a part hereof for all purposes; and

A portion of Carl Bahr Survey No. 1270, Abstract No. 47, McCulloch County, Texas, containing 12.98 acres of land, more or less, more particularly described by metes and bounds on Exhibit "A-5" attached hereto and made a part hereof for all purposes;

TRANSMISSION FACILITIES EASEMENT AGREEMENT
Rattlesnake
12364964v.3

A-0

(Exhibit "A-1")

FIELD NOTES DESCRIPTION FOR 89.00 ACRES OF THE
FORMER J. E. WHITE LAND IN MCCULLOCH COUNTY, TEXAS

Being all of a certain tract or parcel of land out of Carl Balir Survey No. 1270, Abstract No. 47, in McCulloch County, Texas; the same land conveyed as 3rd Tract to Rilla Jean Roots, et al, from Josephine Mastella White by a Correction Gift Deed executed the 22nd day of September, 1999 and recorded in Volume 306 at Page 777 of the Deed Records of McCulloch County, Texas; and being more particularly described by metes and bounds as follows (record calls shown in parentheses):

Beginning at a 1/2" iron stake set in the east right-of-way line of a public road designated as C. R. 330 for the southwest corner of the herein described tract and said 3rd Tract, the southeast corner of a forty (40) ft. wide strip of land conveyed to McCulloch County from Lattie Ridinger, et al, for road purposes, by a deed executed the 5th day of May, 1910 and recorded in Volume 25 at Page 166 of the Deed Records of McCulloch County, Texas; which point is at or near the southwest corner of said Survey No. 1270;

THENCE, with the west line of said 3rd Tract and said Survey No. 1270, the east line of said forty (40) ft. wide strip, the east right-of-way line of said C. R. 330, west of and generally parallel with a fence, N.00°00'06"E. 2720.13 ft. to a 1/2" iron stake set for the northwest corner of the herein described tract and said 3rd Tract, the southwest corner of 357 acres conveyed to Dennis B. Kasberg from Delmon Bradley by a Warranty Deed executed the 31st day of March, 1998 and recorded in Volume 293 at Page 197 of the Deed Records of McCulloch County, Texas, at or near the northwest corner of said Survey No. 1270;

THENCE, with the common line between said 3rd Tract and said 357 acres, S.88°30'07"E., at 7.85 ft. passing a three-way fence cornerpost, then along a fence for a total distance of 1423.91 ft. to a 1/2" iron stake set for the northeast corner of the herein described tract and said 3rd Tract, the northwest corner of 267 acres conveyed as Tract 3 to Chris W. McDonald from Leta White Casey by a Warranty Deed executed the 14th day of April, 1994 and recorded in Volume 265 at Page 6 of the Deed Records of McCulloch County, Texas;

THENCE, with the common line between said 3rd Tract and said 267 acres, S.00°00'06"W., at 1449.14 ft. passing a 1/2" iron stake set in a fence, at 1680.88 ft. passing a 1/2" iron stake set in a fence, then continuing for a total distance of 2727.07 ft. to a 1/2" iron stake set for the southeast corner of the herein described tract, the southerly common corner of said 3rd Tract and said 267 acres, in the north line of 177.2 acres conveyed to James E. White, Jr., et ux, by a deed executed the 29th day of March, 1950 and recorded in Volume 126 at Page 632 of the Deed Records of McCulloch County, Texas;

THENCE, with the south line of said 3rd Tract, N.88°13'22"W., with the north line of said 177.2 acres, at 1404.10 ft. passing a 1/2" iron stake set at the northwest corner of said 177.2 acres, the northeast corner of a forty (40) ft. wide strip of land conveyed for road purposes from Mary A. Henton to McCulloch County by a deed executed the 10th day of May, 1910 and recorded in Volume 25 at Page 159 of the Deed Records of McCulloch County, Texas, then continuing with the north line of said forty (40) ft. wide strip for a total distance of 1424.11 ft. to the PLACE OF BEGINNING containing 89.00 acres of land, more or less, within these metes and bounds.

Exhibit "A-2"

FIELD NOTES DESCRIPTION FOR 531.11 ACRES OF THE
FORMER J. E. WHITE LAND IN McCULLOCH COUNTY, TEXAS

Being all of a certain tract or parcel of land out of Benjamin Henton Survey No. 42, Abstract No. 1667, in McCulloch County, Texas; parts of 1) 355.5 acres conveyed as 2nd Tract to Rilla Jean Roots, et al, from Josephine Mostella White by a Correction Gift Deed executed the 22nd day of September, 1999 and recorded in Volume 306 at Page 777, and 2) 177.2 acres conveyed to James E. White, Jr., et ux by a deed executed the 29th day of March, 1950 and recorded in Volume 126 at Page 632, both recordings in the Deed Records of McCulloch County, Texas; and being more particularly described by metes and bounds as follows (record calls shown in parentheses):

Beginning at a three-way fence cornerpost in the east right-of-way line of a public road designated as C.R. 330 for the southwest corner of the herein described tract in the common line between said 355.5 acres and 356.4 acres conveyed to R. R. Bradshaw, Jr., et ux from James F. Grote, et ux, by a deed executed the 18th day of November, 1963 and recorded in Volume 164 at Page 539, the southeast corner of a forty (40) ft. wide strip of land conveyed to McCulloch County from Mary A. Henton, for road purposes, by a deed executed the 10th day of May, 1910 and recorded in Volume 25 at Page 159, both deeds recorded in the Deed Records of McCulloch County, Texas; which point bears, approximately, 20.6 ft. S.86°35'24"E. from a point in the approximate center of said C.R. 330 believed to be at or near the southwest corner of said Survey No. 42;

THENCE, along or near a fence with the east right-of-way line of said C.R. 330, N.00°00'06"E., at 2636.1 ft. passing 34.3 ft. west of the approximate center of a 21 ft. diameter concrete water storage tank, at 3957.8 ft. passing 26.9 ft. west of a water well, then continuing for a total distance of 5438.06 ft. to a 1/2" iron stake set for the northwest corner of the herein described tract in the common line between said 177.2 acres and 89 acres conveyed as 1st Tract in said White to Roots deed, Volume 306, Page 777;

THENCE, with the common line between said 177.2 acres and said 89 acres, S.88°13'22"E. (S.88°30'E.) 1404.10 ft. to a 1/2" iron stake set at the southeast corner of said 89 acres, the southwest corner of 267 acres conveyed as Tract J to Chris W. McDonald from Leta White Casey by a Warranty Deed executed the 14th day of April, 1994 and recorded in Volume 265 at Page 6 of the Deed Records of McCulloch County, Texas;

THENCE, with the common line between said 177.2 acres and said 267 acres: S.88°13'22"E. (S.88°30'E.) 117.27 ft. to a fence endpost; and along a fence, S.88°20'27"E. (S.88°30'E.) 862.55 ft. to a three-way cornerpost and S.87°47'21"E. (S.88°30'E.) 433.33 ft. to a three-way cornerpost for the northerly northeast corner of the herein described tract at the northeast corner of said 177.2 acres, the northwest corner of 180 acres conveyed as Tract I to Chris W. McDonald in said deed in Volume 265 Page 6;

THENCE, along a fence with the common line between said 177.2 acres and said 180 acres, S.00°14'40"W. 2757.51 ft. (South 2756.9 ft.) to a cornerpost for a recutant corner of the herein described tract, the southerly common corner of said 177.2 acres and said 180 acres, in the north line of said 355.5 acres;

THENCE, along a fence with the common line between said 355.5 acres and said 180 acres, S.87°12'34"E. (S.87°15'E.) 2794.26 ft. to a three-way cornerpost for the easterly northeast corner of the herein described tract in the occupied west right-of-way line of a public road designated as C.R. 340;

THENCE, along a fence, partly along the occupied west right-of-way line of said C.R. 340: S.00°00'29"E. 1334.81 ft. to a three-way cornerpost; S.00°09'29"W. 1436.05 ft. to an anglepost; S.24°43'01"W. 14.28 ft. to an anglepost; and S.65°35'40"W. 31.20 ft. to a four-way cornerpost for the southeast corner of the herein described tract, the occupied northeast corner of said 356.4 acres;

THENCE, along a fence with the common line between said 355.5 acres and said 356.4 acres: N.86°24'58"W. (N.87°W.) 2770.29 ft. to a four-way cornerpost; and N.86°35'24"W. (N.87°W.) 2797.12 ft. to the PLACE OF BEGINNING containing 531.11 acres of land, more or less, within these metes and bounds.

TRANSMISSION FACILITIES EASEMENT AGREEMENT

Rattlesnake
12364964v.3

A-2

(Exhibit "A-3")

FIELD NOTES DESCRIPTION FOR 374.09 ACRES OF THE
FORMER J. E. WHITE LAND IN McCULLOCH COUNTY,
TEXAS

Being all of a certain tract or parcel of land out of H. & T.C. R.R. Co. Survey No. 44, Abstract No. 1765, in McCulloch County, Texas; the same land conveyed as 368 acres, 4th Tract, to Rilla Jenn Roots, et al, from Josephine Mostella White by a Correction Gift Deed executed the 22nd day of September, 1999 and recorded in Volume 306 at Page 777 of the Deed Records of McCulloch County, Texas; and being more particularly described by metes and bounds as follows (record calls shown in parentheses):

Beginning at a three-way fence cornerpost in the occupied east right-of-way line of a public road designated as C.R. 350 for the southwest corner of the herein described tract in the common line between said 368 acres and 335 acres conveyed to Larry Donop, et ux, from U.S. Title Company, Inc. by a Special Warranty Deed recorded in Volume 263 at Page 789 of the Deed Records of McCulloch County, Texas; which point bears, approximately, 21.3 ft. N.85°31'46"E. from a point in the approximate center of said C.R. 350 believed to be at or near the southwest corner of said Survey No. 44;

THENCE, along a fence and the occupied east right-of-way line of said C.R. 350, N.00°24'04"E., at 3122.29 ft. passing an anglepost for reference, then continuing not along a fence for a total distance of 3138.32 ft. to an unmarked point for the northwest corner of the herein described tract in the common line between said 368 acres and 335.5 acres conveyed to Albert R. Crumley, et ux, from J. L. Parker, et ux, by a deed executed the 15th day of June, 1943 and recorded in Volume 111 at Page 87 of the Deed Records of McCulloch County, Texas;

THENCE, with the common line between said 368 acres and said 335.5 acres, N.88°56'19"E. (N.88°E.), at 8.67 ft. passing an anglepost for reference, then along a fence for a total distance of 5469.71 ft. to a three-way cornerpost for the northeast corner of the herein described tract in the west right-of-way line of a public road designated as C.R. 330, the northwest corner of a forty (40) ft. wide strip of land conveyed to McCulloch County from Lattie Ridinger, et al, for road purposes, by a deed executed the 5th day of May, 1910 and recorded in Volume 25 at Page 166 of the Deed Records of McCulloch County, Texas;

THENCE, with the west right-of-way line of said C.R. 330, east of and diverging from a fence, S.00°00'06"W. 2810.26 ft. to a 1/2" iron stake for the southeast corner of the herein described tract in the south line of said 368 acres, in the north line of said 335 acres [Volume 263 Page 789];

THENCE, with the common line between said 368 acres and said 335 acres, S.85°31'46"W. (S.84°30'W.), at 6.98 ft. passing a three-way fence cornerpost, then along a fence for a total distance of 5507.42 ft. to the PLACE OF BEGINNING containing 374.09 acres of land, more or less, within these metes and bounds.

TRANSMISSION FACILITIES EASEMENT AGREEMENT
Rattlesnake
12364964v.3

A-3

Exhibit "A-4"

FIELD NOTES DESCRIPTION FOR 7.62 ACRES IN
McCULLOCH COUNTY, TEXAS

Being all of a certain tract or parcel of land out of Carl Bahr Survey No. 1270, Abstract No. 47, in McCulloch County, Texas; and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron stake set in a fence for the northwest corner of the herein described tract, the northeast corner of 89 acres conveyed as Tract J to Rilla Jean Roots, et al, from Josephine Mostella White by a Correction Gift Deed executed the 22nd day of September, 1999 and recorded in Volume 306 at Page 777, in the south line of 357 acres conveyed to Dennis B. Kshberg from Delmon Bradley by a Warranty Deed executed the 31st day of March, 1993 and recorded in Volume 293 at Page 197, both deeds recorded in the Deed Records of McCulloch County, Texas; which point bears 1423.91 ft. S.88°30'07"E. from the northwest corner of said Survey No. 1270;

THENCE, along a fence with the south line of said 357 acres, S.88°30'07"E. 458.29 ft. to a three-way cornerpost for the northeast corner of the herein described tract;

THENCE, along a fence, S.17°40'57"W. 1508.42 ft. to a 1/2" iron stake set for the south corner of the herein described tract in the east line of said 89 acres;

THENCE, with the east line of said 89 acres, N.00°00'05"E. 1449.14 ft. to the PLACE OF BEGINNING containing 7.62 acres of land, more or less, within these metes and bounds.

TRANSMISSION FACILITIES EASEMENT AGREEMENT
Rattlesnake
12364964v.3

A-4

(Exhibit "A-5")

FIELD NOTES DESCRIPTION FOR 12.98 ACRES IN
MCCULLOCH COUNTY, TEXAS

Being all of a certain tract or parcel of land out of Carl Bahr Survey No. 1270, Abstract No. 47, in McCulloch County, Texas; and being more particularly described by metes and bounds as follows:

Beginning at a 1/4" iron stake set for the southwest corner of the herein described tract, the southeast corner of 89 acres conveyed as Tract 3 to Rilla Jean Roots, et al, from Josephine Mostella White by a Correction Gift Deed executed the 22nd day of September, 1999 and recorded in Volume 306 at Page 777, in the north line of 177.2 acres conveyed to James E. White, Jr., et ux, by a deed executed the 29th day of March, 1950 and recorded in Volume 126 at Page 632, both deeds recorded in the Deed Records of McCulloch County, Texas; which point bears 1424.11 ft. S.88°13'22"E. from the southwest corner of said Survey No. 1270;

THENCE, with the east line of said 89 acres, N.00°00'06"E. 1046.19 ft. to a 1/4" iron stake set in a fence for the northwest corner of the herein described tract;

THENCE, along a fence: S.89°42'01"E. 85.49 ft. to a cornerpost for the northeast corner of the herein described tract; S.40°13'36"E. 1385.30 ft. to an anglepost; and S.02°43'37"W. 15.20 ft. to a three-way cornerpost for the southeast corner of the herein described tract in the north line of said 177.2 acres;

THENCE, with the north line of said 177.2 acres: along a fence, N.88°26'27"W. (N.88°30'W.) 862.55 ft. to the fence endpoint; and N.88°13'22"W. (N.88°30'W.) 117.27 ft. to the PLACE OF BEGINNING containing 12.98 acres of land, more or less, within these metes and bounds.

TRANSMISSION FACILITIES EASEMENT AGREEMENT
Rattlesnake
12364964 v.3

A-5

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

Being 105.320 acres, more or less, in McCulloch County, Texas, out of the Carl Froehlich Survey No. 1151, Abstract No. 342 and being out of that certain parent tract described as 670.359 acres in a deed to Byron E. McCollum, et ux, et al, recorded in Vol. 298, Pg. 614, McCulloch County Official Public Records.

Said 105.320 acres tract being more fully described as follows:

Beginning at a 1/2 steel stake found in the south line of the H. & T. C. R.R. Co. Survey No. 82, Abstract No. 2178, north line of said Survey No. 1151, south line of that certain tract described as 480 acres in a deed to James L. Ross recorded in Vol. 198, Pg. 483, McCulloch County Deed Records, in the north line of said parent tract, for the northeast corner of that certain tract described as 11.71 acres in a deed to Scott G. Arbuckle, et ux, recorded in Vol. 299, Pg. 144, McCulloch County Official Public Records and northwest corner hereof, from which point the northwest corner of said parent tract bears S 87° 55' 03" W. 328.52 feet;

Thence with said south line of Survey No. 82, said north line of Survey No. 1151, said south line of 480 acre tract, said north line of parent tract and north line hereof, as follows:

N 87°55'03" E, 190.99 feet a 1/2" steel stake found;
N 87°47'40" E, 926.48 feet to a 1/2" steel stake found;
N 87°52'03" E, 961.51 feet to a 1/2" steel stake set for the northeast corner hereof;

Thence with east line hereof, S 00°00'00" E, at 116.04 feet pass a 3/8" steel stake set, at 407.73 feet pass a 3/8" steel stake set, at 1455.68 feet pass a 3/8" steel stake set, at 1753.46 feet pass a 3/8" steel stake set, at 2165.76 feet pass a 3/8" steel stake set, in all a total distance of 2368.53 feet to a 1/2" steel stake set for a northerly corner of a 232.283 acre partition tract out of said parent tract and the most northerly southeast corner hereof;

Thence with north line of said 232.283 acre tract and south line hereof, as follows:

S 90°00'00" W, 475.00 feet a 1/2" steel stake set;
S 17°25'49" E, 120.34 feet to a 1/2" steel stake set for the northeast corner of a 67.037 acre partition tract out of said parent tract, the most southerly southeast corner hereof;

Thence with fence, north line of said 67.037 acre tract and continuing with said south line hereof, N 68°33'39" W, 690.96 feet to a 1/2" steel stake found and N 68°28'31" W. 1410.33 feet to a 1/2" steel stake found in the west line of said parent tract, east line of Country Road No. 152, for the northwest corner of said 67.037 acre tract and southwest corner hereof;

Thence with said east line of said country road, west line of said parent tract and west line hereof, N 02°19'22" E, 38.47 feet to a 3" pipe post fence corner post in the south line of said 11.71 acre tract;

Thence with said south & east lines of 11.71 acre tract, continuing with said west line hereof, N 40°25'28" E, 485.81 feet to a 1/2" steel stake found and N 00°00'00" W. 1226.70 feet to the Point of Beginning containing 105.320 acres, more or less.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

Being 67.037 acres, more or less, in McCulloch County, Texas, consisting of approximately 22.564 acres out of the Carl Froehlich Survey No. 1151, Abstract No. 342 and approximately 44.473 acres out of the Carl Froehlich Survey No. 1148, Abstract No. 343 and being out of a combination of those certain tracts described as 670.359 acres in a deed to Byron E. McCollum, et ux, recorded in Vol. 298, Pg. 614, McCulloch County Official Public Records and described as 1299.853 acres in a deed to Byron E. McCollum, et ux, et al, recorded in Vol. 291, Pg. 3, McCulloch County Official Public Records, for the parent tract hereof.

Said 67.037 acre tract being more fully described as follows:

Beginning at a 1/2" steel stake found in the west line of said parent tract, east line of County Road No. 152, for the southwest corner of a 105.320 acre partition tract out of said parent tract and northwest corner hereof;

Thence with fence, south line of said 105.320 acre tract and north line hereof, S 68°28'31" E, 1410.33 feet to a 1/2" steel stake found and S 68°33'39" E, 690.96 feet to a 1/2" steel stake set in the west line of a 232.283 acre partition tract out of said parent tract, for the southeast corner of said 105.320 acre tract and northeast corner hereof;

Thence with said west line of 232.283 acre tract and east line hereof, S 17°25'49" E, 280.61 feet to a 1/2" steel stake set and S 00° 00'00" E, at 292.77 feet pass a 3/8" steel stake set, in all total distance of 800.00 feet to a 1/2" steel stake set for an "L" corner of said 232.283 acre tract and southeast corner hereof,

Thence with north line of said 232.283 acre tract and south line hereof, N 89°30'34" W, at 328.58 feet pass a 3/8" steel stake set, at 705.92 feet pass a 3/8" steel stake set, at 990.65 feet pass a 3/8" steel stake set, at 1384.90 feet pass a 3/8" steel stake set, at 1780.69 feet pass a 3/8" steel stake set, in all a total distance of 2060.61 feet to a 1/2" steel stake set in the east line of said county road, said west line of parent tract, for the northwest corner of said 232.283 acre tract and southwest corner hereof;

Thence with said east line of county road, said west line of parent tract and west line hereof, as follows:

N 00°35'26" E, 474.38 feet to a 1/2" steel stake found;

N 00°43'23" E, 435.62 feet a 3" pipe post;

N 00°43'23" E, 105.25 feet a 1/2" steel stake found;

N 00°41'10" E, 804.97 feet to the Point of Beginning containing 67.037 acres, more or less.

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT PROPERTY

The following lands situated in McCulloch County, Texas

TRACT 1:

320 acres, more or less, all of J.C. Doebner Survey No. 1325, Abstract No. 199, Certificate No. 746, patented to James R. Sweet by Patent No. 661, Volume 13.

TRACT 2:

Being a 350.0 acre tract in and a part of J.C. Doebner Survey 1326, A-200, McCulloch County, Texas; said 350.0 acre tract also being part of a "320" acre tract described in Deed from Bryson to Gansel dated December 2, 1907 and recorded in Volume 13, Page 623 of the Deed Records of McCulloch County; said 350.0 acre tract being described by metes and bounds as follows:

Beginning at a 5/8" iron rod set near the center of a north-south lane for the apparent N.W. corner of Survey 1326 and S.W. corner of J.C. Doebner Survey 1325.

Thence with the apparent north line of Survey 1326 and south line of Survey 1325, N.89°45'49"E., at 22.5 feet set a 5/8" iron rod in the fenced east line of the lane, and continuing along or near a line of fence posts at 5465.47 feet set a 5/8" iron rod at a fence corner post in the fenced west line of a county road, and continuing in all 5478.03 feet to a point in said road for the N.W. corner of a 20 feet wide strip described in Deed from Gansel to McCulloch County dated May 10, 1910 and recorded in Volume 25, Page 163 of the Deed Records of McCulloch County from which a 5/8" iron rod set near the center of said road bears N.89°45'49"E. 20.00 feet.

Thence with the west line of the 20 feet wide strip, S.0°15'00"E. 2712.63 feet to a point in another county road for the S.W. corner of the 20 feet wide strip from which a 5/8" iron rod set at a fence corner post bears N.8°11'W. 14.5 feet and a 5/8" iron rod set in the intersection of said roads bears N.88°27'00"E. 20.01 feet.

Thence along and in the last mentioned county road and with the apparent south line of Survey 1326 and north line of A.M. Jamison Survey 44, S.88°27'00"W. 5510.00 feet to a 5/8" iron rod set in the intersection said county road with another road to the south for the apparent S.W. corner of Survey 1326, N.W. corner of Survey 44 and S.E. corner of H. & T.C. Ry. Co. Survey 9.

Thence with the apparent west line of Survey 1326 and east line of Survey 9, N.0°22'00"E., at 25.79 feet set a 5/8" iron rod from which a fence corner post bears N.88°28'40"E. 18.9 feet, and continuing along and in the aforementioned lane in all 2839.11 feet to the point of beginning and containing 350.0 acres of land and including 3.3 acres in said county roads as currently fenced.

Courses, distances and areas are of the Texas Coordinate System of 1983 - Central Zone per GPS observations.

TRANSMISSION FACILITIES EASEMENT AGREEMENT

A-1

Rattlesnake
12364966v.6

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows:

Tract One:

164.7 acres, more or less, out of J.H. Lochmann Survey No. 1133, Abstract No. 940, Certificate No. 741, patented to Johann H. Lochmann by Patent No. 545, Volume 17, McCulloch County, Texas, described by metes and bounds as follows:

BEGINNING at a stake and mound set 30 ft. North of the South line of said Survey No. 1133, and set 44.7 feet North 63° 23' West from the East line of said Survey;

THENCE North 955.2 varas parallel with East line of said Survey No. 1133 to stake and mound in North line said Survey; set 44.7 ft. North 63° 23' West from the Northeast corner of said Survey;

THENCE with North line of said Survey No. 1133, North 63° 23' West, 1087.60 varas to stake and mound from which a L.O. 8" bears South 18 ¼° West 16 varas; a L.O. 12" bears South 41 ½° West 44 ½ varas;

THENCE South 956 varas to stake and mound set 30 ft. North of South line of said Survey and set on North side of Brady-Eden Public Road from which stake and mound a Mesquite 10" bears North 73° West 86 ½ varas;

THENCE South 63° 23' East with North line of said Road, and parallel with South line of said Survey No. 1133, 1085.40 varas to the PLACE OF BEGINNING, and being the same land conveyed by O.F. Linstrum and wife, to John Hanson by Deed dated December 26, 1907, recorded in Volume 17, Page 43, Deed Records of McCulloch County, Texas, being the same land noted in Correction Deed from J.H. White to O.F. Linstrum dated January 12, 1924, recorded in Volume 65, Page 464, Deed Records, McCulloch County, Texas.

Tract Two:

2.42 acres, more or less, off the East end of J.H. Lockmann Survey No. 1133, Abstract No. 940, Certificate 741, patented to John H. Lochmann by Patent 545, Volume 17, McCulloch County, Texas, described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Survey;

THENCE with East line of said Survey, North 950 varas to the Northeast corner of said Survey;

THENCE with the North line of said Survey North 63° 23' West 44.7 feet;

THENCE parallel with and 40 ft. West from the East line of said Survey, South 950 varas to South line of said Survey;

THENCE with South line of said Survey, South 63° 23' East 44.7 feet to the PLACE OF BEGINNING.

Tract Three:

4.4 acres, more or less, out of and a part of J. H. Lockmann Survey No. 1133, Abstract No. 940, and being the portion of said Survey that was formerly used as right of way and road bed for Eden and Brady Road, conveyed by W.M. Deans, Commissioner, to H. John Hanson by Deed dated June 17, 1942, recorded in Volume 109, Page 125, Deed Records of McCulloch County, Texas.

WIND ENERGY GROUND LEASE
12983467v.1

EXHIBIT "C"

SCHWERTNER, CALVIN EUGENE

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows:

TRACT ONE: 131.6 acres, more or less, out of the North part of C. E. Anderson Survey 1038, Abstract 1729, patented to C. E. Anderson by Patent 415, Volume 4.

TRACT TWO: 138-3/4 acres, more or less, out of the North part of H. & T. C. R.R. Co. Survey 133, Abstract 670, Certificate 33/3265, patented to H. & T. C. R.R. Co. by Patent 243, Volume 44.

WIND ENERGY GROUND LEASE
12330274v.2

EXHIBIT "A"

SMITH, JACK BOB JR.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows:

TRACT THREE: 555.3 acres, more or less, part of the S. T. Ward Survey 134, Abstract 2084, Certificate 33/3265, patented to W. B. White by Patent 64, Volume 17.

TRACT FOUR: 141.4 acres, more or less, all of Johann Buhlmann Survey 1125, Abstract 136, Certificate 839, patented to Wash L. Hill by Patent 130, Volume 17.

TRACT FIVE: 141.4 acres, more or less, all of Johann Buhlmann Survey 1126, Abstract 137, Certificate 839, patented to Wash L. Hill by Patent 403, Volume 16.

TRACT SIX: 100.45 acres, more or less, out of the Johann Buhlmann Survey 1124, Abstract 134, Certificate 839, patented to Jacob DeCordova by Patent 772, Volume 9.

TRACT SEVEN: 100.45 acres, more or less, out of the Johann Buhlmann Survey 1127, Abstract 135, Certificate 839, patented to Jacob DeCordova by Patent 772, Volume 9.

All of said Tracts One through Seven are contiguous, forming a solid body of land described by metes and bounds as follows:

BEGINNING at the N.W. Corner of Johann Buhlmann Survey 1124;

THENCE N. 58 45° E 1900 varas, along North lines of Johann Buhlmann Surveys Nos. 1124 and 1125 to stake set for the N.E. corner said Survey 1125, the N.W. corner S.T. Ward Survey 134, and from which a stake a Rock Oak 4 in. Dia. Brs. N. 7 varas;

THENCE South 65 10' E. 2172 varas, along North line said S. T. Ward Survey 134 to stake set for N.E. corner said Ward Survey 134, and from which stake a L.O. 10 in. Dia. Brs. S 78-3/4 E. 18-1/2 varas.

THENCE South 956 varas, along East line said Survey 134, to stake set in said East line, and from which stake a L.O. 6 in. Brs. N 50 E. 74-1/2 varas, a L.O. 5 in. Dia. Brs. N 18 E 80 varas;

THENCE South 85 W. 836 varas to rock mound, and which rock mound is set for the part of said survey 134 conveyed by D. F. Savage and S. W. Colton to B. J. Fitzgerald.

THENCE South 964 varas, (at 597 varas, crossing South line said Survey 134 and North line C. E. Anderson Survey No. 1038) to stake.

THENCE West 1116.4 varas to stake set in West line Survey 1038 and East line H. & T.C.R.R. Survey No. 133, and which stake is set 964 varas South from N.E. corner said Survey No. 133.

THENCE West (across said Survey 133) 1625 varas to stake set for N.W. corner said Survey No. 133, the N.E. corner Survey No. 108, the S.E. corner H. & T.C.R.R. Co. Survey No. 107 and S.W. corner Johann Buhlmann Survey No. 1127, and from which stake a L.O. 10 in. Dia. Brs. S

WIND ENERGY GROUND LEASE
12354447v.1

EXHIBIT "A"

SMITH, JACK BOB

41 W. 4 varas, a L.O. 8 in. Dia. Brs. N 2 E. 30 varas, and which stake is set in North line of the Brady and Boradmoor public road.

THENCE with the West lines of Johann Buhlmann Surveys 1127 and 1124, North to the place of beginning.

SAVE AND EXCEPT the West 40.95 acres of said Survey 1124 and the West 40.95 acres of said Survey 1127 as conveyed and described in a Warranty Deed from Manuelita Shelton to J. T. Woodward, Latitia Woodward, Manuelita Mitchell and Jym Mitchell, by deed dated August 21, 1965 recorded in Volume 166, Page 625, Deed Records, McCulloch County, Texas.

TRACT EIGHT: 163.7 acres, more or less, all of Adam Dumzlaief Survey 1043, Abstract 225, Certificate 835, patented to Wash L. Hill by Patent 408, Volume 16. Said land is the same land described in deed from Beulah V. Festervand et al to J. K. Shelton, dated August 10, 1928, recorded in Volume 80, Page 632, Deed Records of McCulloch County, Texas.

TRACT NINE: Being the North one-half (1/2) of the Adam Dumzlaief Survey No. 1040, Certificate No. 835, Abstract No. 227, containing 160 acres of land, more or less, patented to M. D. Conklin, assignee of Adam Dumzlaief under Patent No. 411, Vol. 16 issued December 1, 1857, being in the Fisher and Miller Colony land, and containing 80 acres of land, more or less, and being the same tract of land conveyed by deed from Thomas A. Conklin, et al., to Cornelia E. Burney dated January 1, 1897, recorded in Volume 9, page 79, and in Volume 146, page 521 of the McCulloch County Deed Records.

TRACT TEN: A 30 foot strip off of the South side of Adam Dumzlaief Survey No. 1042, Abstract 226, in McCulloch County, Texas, beginning at a stake and mound set for the S.E. Cor. of said Sur. 1042. Thence with the South line of said Survey 1042 West to a stake and mound set for the S.W. corner of said Survey No. 1042. Thence with the West line of said Survey 1042, North 30 feet to a stake. Thence parallel with the South line of said Survey 1042, and 30 feet North therefrom, East to a stake and mound set in the East line of said Survey 1042. Thence with the East line of said Survey 1042, South 30 feet to the place of beginning.

Being part of the same land conveyed by A. H. Broad et ux to Manuelita Shelton by Deed dated March 22, 1939 recorded in Volume 100, Page 303, Deed Records of McCulloch County, Texas, said deed and record are here referred to and made part hereof for description.

SAVE AND EXCEPT 0.03 acres of land, more or less, conveyed by Jack Bob Smith et ux to the State of Texas by Deed dated January 5, 1982 recorded in Volume 214, Page 19, Deed Records, McCulloch County, Texas and said 0.03 acres of land being described as follows:

0.03 acres of land out of the A. Dumzlaief Survey 1042, Abstract No. 226, as conveyed by Manuelita Shelton to Jack Bob Smith by deed dated December 20, 1965, recorded in Volume 168, Page 138, Deed Records, McCulloch County, Texas; said 0.03 acres being out of a 30 foot wide strip of land and referred to in said deed as Parcel (3) of Tract One, and more particularly described as follows:

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12354447v.1

EXHIBIT "A"

SMITH, JACK BOB

BEGINNING at a stake in the south boundary line of the A. Dumzlaief Survey 1042, Abstract No. 226, being North 90° 00' West, 100 feet from its apparent southeast corner; said stake also being in the south boundary line of said 30 foot wide strip of land, 100 feet westerly opposite proposed U.S. Highway 283 centerline Station 312+42.8, for the southwest corner of this;

THENCE North 00° 27' West, 30.00 feet to a stake being 100 feet westerly opposite proposed centerline Station 312+72.8, for the northwest corner of this;

THENCE South 90° 00' East, along the north boundary line of said 30 foot wide strip of land, 50.00 feet to a point in the existing west right of way of said highway, for the northeast corner of this;

THENCE South 00° 27' East, along said existing west right of way, 30.00 feet to a point in the south boundary line of said Survey 1042, for the southeast corner of this;

THENCE North 90° 00' West, along said south boundary line, 50.00 feet to the PLACE OF BEGINNING.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows:

PARCEL 1:

(1) 158.8 acres, more or less, all of J.C. Peters Survey No. 1360, Abstract No. 1104, Certificate No. 187, Patent No. 1078, Volume 13, which Patent is here referred to and made part hereof, said Patent calls for 160 acres, but by actual survey, the same is found to contain 158.8 acres of land.

(2) 7.2 acres, more or less, the South part of the S.E. McKnight Survey No. M-1, Abstract No. 2304, patented to S.E. McKnight by Patent No. 268, Volume 29, which patent is here referred to and made a part hereof.

Said land lies contiguous forming a solid body of land described by metes and bounds as follows:

BEGINNING at a stake and mound set for the SW corner of Survey No. 1359, and SE corner of said Survey No. 1360;

THENCE North 944 varas to a stake and mound set for the SW corner of Survey No. 1358;

THENCE West 978 varas to a stake and mound in West line of the McKnight Survey No. M-1, from which a L.O. 12' brs. N. 61-1/2° W. 38 varas;

THENCE South 2° West 951 varas, with the West line of the said McKnight Survey to a stake and mound;

THENCE East 57 varas to the SW corner of said Survey No. 1360;

THENCE North 87-1/2° East 944 varas to the place of BEGINNING.

Said land is the same land described in deed from A.P. Waldrep, et ux, to W.L. Satterfield and Ouita Satterfield, dated July 17, 1967, recorded in Volume 170, Page 424, Deed Records of McCulloch County, Texas, and said deed and record are here referred to and made part hereof for all pertinent purposes.

PARCEL 2:

Tract I: Being 132.61 acres, more or less, consisting of two (2) parcels described as follows:

A. The North 72.93 acres, more or less, out of J. C. Peter Survey No. 1359, Abstract No. 1106, Certificate No. 187, patented to Heirs of J. C. Peter by Patent No. 1080, Volume 12, McCulloch County, Texas; and

B. The South 59.68 acres, more or less, out of J. C. Peter Survey No. 1358, Abstract No. 1105, Certificate No. 187, patented to Heirs of J. C. Peter by Patent No. 1079, Volume 13, McCulloch County, Texas;

And which tracts lie contiguous and form a solid body surveyed by Abner G. Trigg, registered public surveyor on October 8, 1963, and described by metes and bounds as follows:

Beginning at a 1" iron pipe set for the Northwest corner of the South 83.99 acres of Survey No. 1359 and set for the Southwest corner of this 132.61 acres, from which the Southwest corner of Survey No. 1359 hrs. South 00° 17' East 506.36 varas;

Thence North 00° 17' West at 433 varas the Northwest corner of Survey No. 1359 the Southwest corner of Survey No. 1358, continuing to 789 varas in all to a 1" iron pipe set at a fence corner post for the Northwest corner of this tract;

Thence with fence along the North line of this tract, North 88° 29' 25" East 957.63 varas to a 1" iron pipe set at a fence corner post for the Northeast corner of this tract;

Thence with fence along the East line of Survey No. 1358 South 00° 22' West at 349.5 varas the Southeast corner of Survey No. 1358, the Northeast corner of Survey No. 1359, continuing along the East line of Survey No. 1359 to 782.5 varas in all to a 1" iron pipe set for the Southeast corner of this tract, and set in the fence along the East line of Survey No. 1359 and set for the Northeast corner of a 30 foot road;

Thence parallel with the South line of Survey No. 1359 South 88° 05' West at 10.8 varas to a 1" iron pipe set for the Northwest corner of the 30 foot road and set for the Northeast corner of the 83.99 acre tract out of the South part of Survey No. 1359, continuing 948.9 varas in all to the place of beginning.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

BEING an area of 649.172 acres of land, in McCulloch County, Texas, more or less, comprised of 239.624 acres out of H. W. A. Bothmer Survey 1247, Abstract 77, 177.999 acres out of H. W. A. Bothmer Survey 1246, Abstract 76, 231.159 acres out of H. & T. C. Survey 37, Abstract 620, 0.160 acres out of Jacob Klock Survey 1248, Abstract 821, 0.230 acres out of Fisher And Miller Survey 2591, Abstract 268, McCulloch County, Texas, and said 649.172 acre tract being out of 2554 acres conveyed by deed from Ollie M. Johnson, a widow, and Noble M. Johnson to Joe Dale Johnson, described and recorded May 15th, 1953, in Volume 144, Page 526, Deed Records of McCulloch County, Texas, and out of 317.10 acres described in Volume 227, Page 81, Deed Records of McCulloch County, Texas, and said 649.172 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a 4x4 concrete monument found, being the Southwest corner of 317.10 acre tract, in the East line of S. E. McKnight Survey M-2, Abstract 2305, in the West line of Survey 1246, and at the Northeast corner of an intersection of County Rd. 148 and County Rd. 128, and being the Southwest corner of this herein described tract of land;

THENCE with the East line of Survey M-2 and West line of Survey 1246, with a fence, N0°09'15"E, 2444.95 feet (Call S 00° 26' W 880 varas), to a 4X4 concrete monument found, being the Southwest corner of Survey 1247 and the Northwest corner of Survey 1246, Abstract 76, in the East line of Survey M-2, and in the East line of County Rd. 148, and being the Southwest corner of 2554 acre Johnson tract, being the Western most Northwest corner of this tract, from which a fence corner post bears N86°23'22"W, 0.94 feet;

THENCE upon and across Survey 1247, with a fence, N87°58'23"E, 913.69 feet, to a fence corner post, N1°46'06"W, 243.58 feet, to a fence corner post, N83°14'12"E, 292.89 feet, to a fence corner post, N4°56'26"E, 851.02 feet, to a fence corner post, N29°43'28"E, 630.13 feet, to a fence corner post, N40°29'16"E, 684.45 feet, to a fence corner post, N33°11'58"W, 180.74 feet, to a fence corner post, S55°51'06"W, 691.71 feet, to a fence corner post, N7°42'40"W, 641.69 feet, to a fence corner post, S89°51'58"W, 214.44 feet, to a to a ½" iron rod with cap marked "SKG Engineers", set in a fence, for an exterior corner of this tract;

THENCE N0°33'04"W, passing at 45.54 feet the South line of H. & T. C. Survey 37, Abstract 620, and the North line of Survey 1247, continuing a total distance of 2701.55 feet, to a ½" iron rod with cap marked "SKG Engineers", set in a fence, for an exterior corner of this tract;

THENCE with a fence, S82°09'20"E, 2168.10 feet to a ½" iron rod with cap marked "SKG Engineers", set at a fence intersection, for an exterior angle of this tract;

THENCE with a fence, S82° 03' 31"E, passing at 2257.92 feet the West line of Jacob Klock Survey 1248, Abstract 821, and the East line of Survey 37, continuing for a total distance 2265.15 feet to a ½" iron rod set with cap marked "SKG ENGINEERS" at a fence corner for an exterior angle of this tract;

THENCE with a fence, S0° 06' 43"W, 1948.15 feet, to a cedar fence corner post, being the Northeast corner of Survey 1247, the Northwest corner of Fisher and Miller Survey 2591,

WIND ENERGY GROUND LEASE
12330265v.2

EXHIBIT "A"

SUTTON, JOEEN

Abstract 268, the Southwest corner of Jacob Klock Survey 1248, Abstract 821, the Southeast corner of H. & T. C. Survey 37, Abstract 620, from which a large Oak tree bears N2° 14' 49"E, 43.62 feet;

THENCE with a fence, S0° 00' 43"W, 1997.47 feet, to a 2 ½" pipe fence corner post for an exterior corner of this tract;

THENCE with a fence, N88° 14' 04"W, at 10.04 feet crossing the East line of Survey 1247 and the West line of Survey 2591, continuing for a total distance 294.31 feet to a 2 ½" pipe fence corner post for an interior corner of this tract;

THENCE with a fence, S5° 06' 00"E, 612.16 feet to a 2 ½" pipe fence corner post, in the North line of 139.534 acres described in a Warranty Deed from Leslie M. Sellers and wife, Mary Patricia Sellers, to Glen R. Kent III and wife, Donna S. Kent, recorded in Volume 354, Page 949, Deed Records McCulloch County, Texas, and the South line of 2554 acre Johnson tract, for an exterior corner of this tract;

THENCE generally, with the North line of Survey 1246, and the South line of Survey 1247, with the North line of 139.534 acre Kent tract, the South line of 2554 acre Johnson tract, and the South line of this tract, with a fence, S88° 11' 12"W (Call N 88° 35' 24" E), 1528.54 feet to a 4x4 concrete monument found in the South line of Survey 1247, being an exterior angle for this tract;

THENCE generally, with the North line of Survey 1246, and the South line of Survey 1247, with the North line of 139.534 acre Kent tract, the South line of 2554 acre Johnson tract, and the South line of this tract, S88° 08' 43"W, 400.97 feet (Call N 88° 33' 13" E 400.98 feet) to a ½" iron rod found with cap marked "ROSS", being the Northeast corner of the remainder of 317.10 acre tract, the Northwest corner of 139.534 acre Kent tract, being an interior corner of this tract, from which a fence corner post bears N25°41'13"E, 0.87 feet;

THENCE with the West line of 139.534 acre Kent tract, and the East line of this tract with a fence, S6°58'17"W (Call N 07° 22' 56" E), crossing at 2.40 feet, the South line of Survey 1247 and the North line of Survey 1246, continuing a total distance of 2594.60 feet (Call 2595.21 feet) to a ½" iron rod found with cap marked "ROSS", in the North line of County Rd. 128, in the South line of 317.10 acre tract, being the Southwest corner of 139.534 acre Kent tract, and the Southeast corner of this tract, from which a fence corner post bears S8°54'49"W, 5.11 Feet;

THENCE with the North line of County Rd. 128 and the South line of 317.10 acre tract, generally North of a fence, N89°35'06"W, 2939.13 feet (Call S 89° 20' E, 668.0 varas and S 89° 20' E 651.8 varas) to the PLACE OF BEGINNING containing an area of 649.172 acres of land.

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT PROPERTY

The following lands situated in McCulloch County, Texas:

TRACT ONE:

509.223 acres of land out of the Fisher & Miller Survey No. 2596, Abstract No. 287, in McCulloch County, Texas and also being a portion of that certain 2947.884 acre tract as described in Volume 366, Page 252 of the Official Public Records of McCulloch County, Texas and a portion of a called 160 acre tract described in a deed recorded in Volume 228, Page 811 of the Deed Records of McCulloch County, Texas; Said 509.223 acre tract being more particularly described as follows and as surveyed under the supervision of Watson Professional Group Inc;

BEGINNING at a 4 inch pipe post found in the record common line of said Survey No. 2596, and the H. Buescher Survey No. 1343, Abstract No. 33 and the east line of that certain 319.79 acre tract as described in Volume 335, Page 218 of said Official Public Records and the west line of said 2947.884 acre tract for the northwest corner of that certain 1000.000 acre tract described in Volume 382, Page 764 of said Official Public Records and the southwest corner hereof and from which the record southeast corner of said Abstract No. 33 bears South 00°05'43" West a distance of 122.23 feet;

THENCE North 00° 27' 41" West a distance of 2632.56 feet along the record common line of said Survey No. 2596, said Survey No. 1443 and the east line of said 319.79 acre tract to a point in the south line of F. M. Highway No. 504 for the northeast corner of said 319.79 acre tract, the northwest corner of said 2947.884 acre tract and the northwest corner hereof, and from which a pipe fence corner post found bears South 00° 27' 48" East a distance of 1.10 feet

THENCE along the south line of said F. M. Highway No. 504 and the north line of said 2947.884 acre tract, the following seven (7) courses:

1. South 85° 48' 04" East a distance of 539.49 feet to a point;
2. South 86° 02' 28" East a distance of 1035.38 feet to a point;
3. South 85° 58' 21" East a distance of 1584.10 feet to a point;
4. South 85° 58' 12" East a distance of 579.99 feet to a point;
5. South 85° 53' 50" East a distance of 758.72 feet to a point at the beginning of a curve to the left;
6. Along said curve to the left with a radius of 20135.86 feet, central angle of 2° 54' 26" and an arc length of 1021.68 feet to a point;
7. South 88° 47' 55" East a distance of 57.72 feet to a point for the northwest corner of that certain 12.872 acre tract as surveyed this same day by Watson Professional Group Inc for a portion of said 2947.884 acre tract and the northeast corner hereof;

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Rattlesnake
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Exhibit "A"

THENCE crossing said Survey No. 2596 and said 2947.884 acre tract along the west line of said 12.872 acre tract, the following two (2) courses:

1. South 00° 19' 57" East a distance of 2743.90 feet to a point;
2. South 00° 13' 33" East a distance of 2872.44 feet to a point in the record common line of said Survey No. 2596 and the Heinrich Herder Survey No. 1259, Abstract No. 511 and the most easterly northeast corner of said 1000.000 acre tract for the southeast corner hereof;

THENCE North 83° 04' 38" West a distance of 2548.29 feet along the record common line of said Survey No. 1259 and said Survey No. 2596 and a north line of said 1000.000 acre tract to a 6 inch cedar fence corner post found for an ell corner of said 1000.000 acre tract and the most southerly southwest corner hereof;

THENCE crossing said Survey No. 2596 and said 2947.884 acre tract along the north line of said 1000.000 acre tract, the following three (3) courses:

1. North 00° 32' 37" West a distance of 2727.08 feet to a point from which a 6 inch cedar post fence corner found bears South 00° 32' 37" East a distance of 1.99 feet and a concrete monument found bears South 86° 21' 50" East a distance of 312.34 feet;
2. North 86° 21' 50" West a distance of 780.70 feet to a concrete monument found;
3. North 83° 09' 38" West a distance of 2251.91 feet to the POINT OF BEGINNING, containing 509.223 acres, more or less, as shown on certified plat prepared herewith.

Note: Bearings and distances are grid, NAD 83 US TX Central Zone.
Iron rods set are 1/2 inch rebar with plastic caps marker "WATSON 1989" or

"WATSON 5740"

Being the same land as described in a Deed from Beakley Cattle Company, LLC to Michael Mund and Elaine Mund dated June 30, 2009, recorded in Volume 388, page 988, Official Public Records, McCulloch County, Texas.

TRACT TWO:

1000.000 acres of land, more or less, out of the Fisher & Miller Survey No. 2596, Abstract No. 287, the Heinrich Herder Survey No. 1259, Abstract No. 511, the Heinrich Herder Survey No. 1258, Abstract No. 510, the H & T. C. RR Co. Survey No. 39, Abstract No. 621, in McCulloch County, Texas, and being a portion of a called 4369.319 acre tract described in a deed recorded in Volume 366, Page 252 of the Official Public Records of McCulloch County, Texas; Said 1000.000 acre tract being more particularly described as follows and shown on the attached survey plat:

BEGINNING at a 1/2 inch iron rod set in the common line of said Survey No. 1258 and Survey No. 39, for the southeast corner hereof, from which a 8-inch cedar fence corner post found for the southeast corner of said Survey No. 1258, the southwest corner of the H. & T. C. RR Co. Survey No. 61, Abstract No. 633, the northwest corner of the Thomas Kreiker Survey No. 1257, Abstract No. 813, the northeast corner of said Survey No. 39, also being the southeast corner of a 1212.285 acre tract described in Volume 338, Page 285 of the Official Public Records of McCulloch County, Texas and an interior corner of said 4369.319 acre tract, bears South 83° 32' 31" West a distance of 50.39 feet;

THENCE North 83° 32' 31" West, along the common line of said Survey No. 1258 and Survey No. 39, a distance of 814.68 feet to a 1/2 inch iron rod set, for a corner hereof;

THENCE leaving the north line, and crossing through said Survey No. 39, the following two (2) courses:

1. South 59° 25' 24" West a distance of 1509.73 feet to a 1/2 inch iron rod set for a corner hereof;
2. South 88° 50' 06" West a distance of 3429.40 feet to a 6-inch cedar fence post found in the common line of said Survey No. 39 and the S. Balmert Survey No. 1349, Abstract No. 63, being also the west boundary line of said 4369.319 acre tract, being also the east boundary line of a called 1324.75 acre tract described in a deed recorded in Volume 262, Page 540 of the Deed Records of McCulloch County, Texas, for the southwest corner hereof;

THENCE North 00° 33' 06" West, along the general meanders of a fence for the common line of said Survey No. 39 and Survey No. 1349, being also the west boundary line of said 4369.319 acre tract and the east boundary line of said 1324.75 acre tract, passing at a distance of 22.67 feet a 12-inch pine gate post at the south end of a 12-foot gate, and continuing a total distance of 1374.58 feet to a 12-inch pine gate post at the south end of a 14-foot gate at the northwest corner of said Survey No. 39, the northeast corner of said Survey No. 1349, the southeast corner of the H. & T. C. R.R.

Survey No. 40, Abstract No. 1671, and said Survey No. 1259, also being the northeast corner of said 1324.75 acre tract and the southeast corner of a 677.78 acre tract described in a deed recorded in Volume 47, Page 508 of the Deed of Trust of McCulloch County, Texas;

THENCE along the general meanders of a fence for the common line of said Survey No. 40, said Survey No. 1259, and said Survey No. 1258, being also the west boundary line of said 4369.319 acre tract, and the east boundary line of said 677.78 acre tract, the following two (2) courses:

1. North 00° 31' 20" West a distance of 2791.97 feet to a 3-inch cedar fence corner post found, for a corner hereof;
2. North 00° 07' 33" West a distance of 2776.64 feet to a 10-inch cedar fence corner post found for the northwest corner of said Survey No. 1259, the northeast corner of said Survey No. 40, the southeast corner of the H. Buescher Survey No. 1344, Abstract No. 34, the southwest corner of said Survey No. 2596, being also the northeast corner of said 677.78 acre tract and the southeast corner of a 320 acre tract described in a deed recorded in Volume 156, Page 132 of the Deed Records of McCulloch County, Texas;

THENCE North 00° 05' 43" West, along the general meanders of a fence for the common line of said Survey No. 2596, said Survey No. 1344, and the H. Buescher Survey No. 1343, Abstract No. 33, being also the west boundary line of said 4369.319 acre tract, the east boundary line of said 320 acre tract and the east line of a 319.79 acre tract described in a deed recorded in Volume 335, Page 218 of the Official Public Records of McCulloch County, Texas, a distance of 2689.99 feet to a 4-inch pipe fence corner post, for the northwest corner hereof;

THENCE leaving the west line and crossing through said Survey No. 2596, being also said 4369.319 acre tract, the following 2 courses:

1. South 83° 09' 46" East, a distance of 2251.91 feet to a concrete monument found for a corner hereof;
2. South 86° 21' 50" East, a distance of 780.70 feet to a 1/2 inch iron rod set, for an interior corner of said 4369.319 acre tract, being also the northwest corner of a 166.256 acre tract described in a deed recorded in Volume 367, Page 641 of said Official Records, for the most northerly northeast corner hereof, from which a concrete monument found bears South 86° 21' 50" East, a distance of 314.38 feet;

THENCE South 00° 32' 37" East a distance of 2727.08 feet along the easterly boundary line of said 4369.319 acre tract, being also the west boundary line of said 166.256 acre tract to a 6-inch cedar fence corner post found on the common line of said Survey No. 2596 and said Survey No. 1259, at an interior corner of said 4369.319 acre tract, being also the southwest corner of said 166.256 acre tract, for an interior corner hereof;

THENCE South 83° 04' 38" East a distance of 2548.28 feet along the common line of said Survey No. 2596 and said Survey No. 1259, being also the easterly boundary line of said 4369.319 acre tract, being also the south boundary of said 166.256 acre tract, to a 1/2 inch iron rod set, for the most easterly northeast corner hereof, from which a 14-inch cedar fence corner post found at the northeast corner of said Survey No. 1259, the southeast corner of said Survey No. 2596, the southwest corner

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Exhibit "A"

of the A. Hoelscher Survey No. 1260, Abstract No. 500, and the northwest corner of said Survey No. 61, being also in the west boundary line of said 1212.285 acre tract at a corner in the easterly boundary of said 4369.319 acre tract, the southeast corner of said 166.256 acre tract, bears South 83° 04' 38" East a distance of 50.38 feet;

THENCE South 00° 11' 03" East, parallel and 50 foot perpendicular to the common line of said Survey No. 1258, said Survey No. 1259, and said Survey No. 61, being also the easterly boundary line of said 4369.319 acre tract and the west boundary line of said 1212.285 acre tract, a distance of 5535.14 feet to the POINT OF BEGINNING, containing 1000.000 acres, more or less.

Being the same land as described in a Deed from Beakley Cattle Company, LLC to Michael Mund and Elaine Mund dated October 15, 2008, recorded in Volume 382, page 764, Official Public Records, McCulloch County, Texas.

TRACT THREE: Being a 50 foot wide easement on, over and across Grantor's property which is more particularly described as follows:

Being out of the H. & T. C. RR Co. Survey No. 39, Abstract No. 621, out of the Heinrich Herder Survey No. 1258, Abstract No. 510, out of the Heinrich Herder Survey No. 1259, Abstract No. 511 and out of the Fisher & Miller Survey No. 2596, Abstract No. 287, also being a portion of a called 4369.319 acre tract of land described in a deed recorded in Volume 366, Page 252 and a portion of a called 166.256 acre tract described in a deed recorded in Volume 367, Page 641 of the Official Public Records of McCulloch County, Texas; Said tract more particularly described as follows:

BEGINNING at a 8 inch cedar fence corner post found for the southeast corner of said Survey No. 1258, the southwest corner of the H. & T. C. RR Co. Survey No. 61, Abstract No. 633, the northwest corner of the Thomas Kreiker Survey No. 1257, Abstract No. 813, the northeast corner of said Survey No. 39, being also the southwest corner of a called 1212.285 acre tract described in Volume 338, Page 329 of the Official Public Records of McCulloch County, Texas, and an interior corner of said 4369.319 acre tract, for an corner hereof;

THENCE crossing through said 4369.319 acre tract, the following two (2) courses;

3. North 00° 20' 14" West a distance of 55.96 feet to a 1/2 inch iron rod set on the common line of said Survey No. 39 and said Survey No. 1258, for a corner hereof;
4. North 00° 11' 03" West leaving the south line and crossing through said Survey No. 1258 and said Survey 1259, a distance of 5535.14 feet to a 1/2 inch iron rod set in the common line of said Survey 1259 and said Survey 2596, being also in the easterly line of said 4369.319 acre tract, being also the south boundary line of said 166.256 acre tract, for a corner hereof;

THENCE North 00° 13' 32" West leaving the south line and crossing through said 166.256 acre tract, a distance of 2872.45 feet to a 1/2 inch iron rod set in the north boundary line of said 166.256 acre tract, being also the easterly boundary line of said 4369.319 acre tract, for a corner hereof;

THENCE North 00° 19' 57" West leaving the easterly boundary line and crossing through said 4369.319 acre tract, a distance of 2743.04 feet to a 1/2 inch iron rod set in south right-of-way line of Farm-to-Market Road 504 (70' ROW width) (FM 504), being also the north boundary line of said 4369.319 acre tract, for the northwest corner hereof;

THENCE South 89° 38' 59" East along the north boundary line of said 4369.319 acre tract, being also the south right-of-way line of said FM 504, a distance of 50.00 feet to a 1/2 inch iron rod set in the common line of said Survey No. 2596 and the A. Hoelscher Survey No. 1261, Abstract No. 501, at the most northerly northeast corner of said 4369.319 acre tract, being also the northwest corner of said 1212.285 acre tract, for the northeast corner hereof;

THENCE South 00° 19' 57" East, along the common line of said Survey No. 2596 and said Survey No. 1261, being also the easterly boundary line of said 4369.319 acre tract and the west boundary line of said 1212.285 acre tract, a distance of 2745.96 feet 1/2 inch iron rod found with a plastic cap marked "WATSON 5740" at the southwest corner of said Survey No. 1261 and the northwest corner of A. Hoelscher Survey No. 1260, Abstract No. 500. Being also at the northeast corner of said 166.256 acre tract and a corner in the easterly line of said 4369.319 acre tract, for a corner hereof;

THENCE South 00° 13' 32" East with the common line of said Survey No. 2596 and said Survey No. 1260, being also the east boundary line of said 166.256 acre tract and the west boundary line of said 1212.285 acre tract, a distance of 2875.34 feet to a 14 inch cedar fence corner post found for the southeast corner of said Survey No. 2596, the southwest corner of said Survey No. 1260, the northwest corner of said Survey No. 61, and the northeast corner of said Survey No. 1259, also being the southeast corner of said 166.256 acre tract, and a corner in the easterly line of said 4369.319 acre tract, for a corner hereof;

THENCE South 00° 11' 03" East with the common line of said Survey No. 61, said Survey No. 1259 and said Survey No. 1258, also being the easterly line of said 4369.319 acre tract and the west line of said 1212.285 acre tract a distance of 5484.73 feet to the POINT OF BEGINNING.

Being the same easement as described in an Access and Utility Easement from Beakley Cattle Company, LLC to Michael Mund and Elaine Mund dated October 15, 2008, recorded in Volume 382, page 762, Official Public Records, McCulloch County, Texas.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows

Tract One:

215.41 acres, more or less, in McCulloch County, Texas and being:

109.52 acres, more or less, in the H. Z. Berge Survey No. 1244, Abstract No. 143; and

105.89 acres, more or less, in the H. Z. Berge Survey No. 1245, Abstract No. 144;

Said tract is that land that W. N. Townsend, et ux, deeded to Sam A. Blumentritt by Deed dated February 3, 1958, recorded in Volume 149, Page 636, Deed Records, McCulloch County, Texas, described by metes and bounds as follows:

Beginning at a set iron stake and corner post located on the North line of U. S. Highway 87 and on the West line of said Survey No. 1244, said point is located 7 varas North 3° 00' East of the Southwest corner of Survey No. 1244;

Thence North 3° 00' 00" East 4964.2 ft. (4967 ft. - Deed call) along a fence line located on the West line of said Surveys No. 1244 and No. 1245 to a found iron stake and corner post, said point is also located approximately 12 varas South 3° 00' West of the Northwest corner of said Survey No. 1245;

Thence South 89° 45' 32" East 1772.8 ft. (South 89° 44' East 1773.1 ft. - Deed call) along the general course of a fence line located on the South line of County Road 128 to a corner post with a set iron stake;

Thence South 00° 42' 57" West 5062.6 ft. (South 0° 42' West 5064.5 ft. - Deed call) along a fence line to a set iron stake and corner post located on the North line of said U. S. Highway 87;

Thence North 86° 44' 13" West 1972.5 ft. (North 86° 45' West 1973.9 ft. - Deed call) along a fence line located on the North line of said U. S. Highway 87 to the place of beginning.

Tract Two:

Situated in McCulloch County, Texas, and being 146.951 acres out of the W. H. & O. T. Melvin Survey No. 14, Abstract No. 1570, Cert. No. 16/114, out of the N. E. corner of said Survey 14, and being the same land as described in deeds from W. R. Yates to E. A. Gossett dated December 19, 1929, recorded in Vol. 60, Pg. 258 of the McCulloch County Deed Records, and from E. A. Gossett to Carl Lundquist dated April 18, 1936, recorded in Vol. 96, Pg. 248 of said Deed Records.

BEGINNING at a 1/2-inch steel stake set at the intersection of the south line of a public road with the east line of said Survey No. 14, set by a "T" corner post being South 03° W 33.3 feet from the N.E. Corner of said Survey No. 14, and being the N.W. corner of a 215.61-acre tract described in a deed from W.N. Townsend to Sam A. Blumentritt, recorded in Vol. 149, Pg. 636 of said Deed Records, for the N.E. corner hereof;

THENCE with the south line of said road, N 89 34 51 W 2712.4 feet to a ½-inch steel stake set by a "T" corner post for the N.W. corner hereof;

THENCE with a fence and the west line hereof, S 01 59 08 W 1571.42 feet, a ½ -inch steel stake, S 02 02 W 870.37 feet to a ½- inch steel stake set by a "T" corner post for the S.W. corner hereof;

THENCE with a fence and the south line hereof, N 87 37 E 747.84 feet, a ½ inch steel stake, N 87 46 E 1600.65 feet, a ½- inch steel stake, and N 87 34 14 E 330.08 feet to a ½-inch steel stake set in the east line of said Survey No. 14, the west line of said 215.61-acre tract, for the S.E. corner hereof and being the approximate N.W. corner of the H.Z. Berge Survey No. 1244;

THENCE with a fence and the east line hereof, the east line of Survey No. 14, N 03 08 34 E 1159.41 feet, a ½-inch steel stake, and N 02 51 34 E 1156.77 feet to the place of beginning.

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EXHIBIT "A"

TINSLEY, HOWARD N.

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT PROPERTY

The following lands situated in McCulloch County, Texas:

320 acres, more or less, being all of H & TC RR Co Survey No. 53, Block 60, Abstract No. 628, McCulloch County, Texas.

Said tract of land being described in that certain Warranty Deed, dated March 24, 1986, by and between Bill J. Mikeska and wife, Candice K. Mikeska and Karl and Charolette Weishunn, recorded in volume 230, page 228, Deed Records of McCulloch County, Texas.

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EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows:

TRACT ONE: Situated in McCulloch County, Texas and being a 160 acre tract of land described as the Heinrich Eilers Survey No. 1224, Abstract No. 244, Certificate No. 730, patented to John H. Herndon by Patent No. 797, Volume 16, Deed Records, McCulloch County, Texas.

TRACT TWO: Situated in McCulloch County, Texas and being a square parcel of land, 150 feet by 150 feet, lying in the northwest corner of a 160 acre tract of land described as the Heinrich Eilers Survey No. 1227, Abstract No. 245, Certificate No. 730, patented to John H. Herndon by Patent No. 798, Volume 16, Deed Records of McCulloch County, Texas.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows:

TRACT ONE: Being 232.283 acres, more or less, in McCulloch County, Texas, consisting of approximately 2.312 acres out of the Carl Froehlich Survey No. 1151, Abstract No. 342 and approximately 115.408 acres out of the Carl Froehlich Survey No. 1148, Abstract No. 343, Approximately 101.417 acres out of the Carl Froehlich Survey No. 1149, Abstract No. 345, approximately 11.778 acres out of the I. & G.N. R.R. Co. Survey No. 36, Abstract No. 769, approximately 1.368 acres out of the H. & T.C. R.R. Co. Survey No. 107, Abstract No. 657 and being out of a combination of those certain tracts described as 670.359 acres in a deed to Byron E. McCollum, et ux, et al, recorded in Vol. 298, Pg. 614, McCulloch County Official Public Records and described as 1299.853 acres in a deed to Byron E. McCollum et ux, et al, recorded in Vol. 291, Pg. 3, McCulloch County official Public Records, for the parent tract hereof.

Said 232.283 acre tract being more fully described as follows:

BEGINNING at a ½" steel stake found in the east line of County Road 152, west line of said parent tract, for the northwest corner of a 244.385 acre partition tract out of said parent tract and southwest corner hereof;

THENCE with a fence, said east line of county road, said west line of parent tract and the most southerly west line hercof, N 00° 33' 44" E, 1425.03 feet to a ½" steel stake found and N 00° 35' 26" E, 693.56 feet to a ½" steel stake set for the southwest corner of a 67.037 acre partition tract out of said parent tract and the most southerly northwest corner hereof;

THENCE with south line of said 67.037 acre tract and north line hereof, S 89° 30' 34" E, at 279.92 feet pass a 3/8" steel stake set, at 675.71 feet pass a 3/8" steel stake set, at 1069.96 feet pass a 3/8" steel stake set, at 1354.69 feet pass a 3/8" steel stake set, at 1732.03 feet pass a 3/8" steel stake set, in all a total distance of 2060.61 feet to a ½" steel stake set for the southeast corner of said 67.037 acre tract and an "L" corner hereof,

THENCE with east line of said 67.037 acre tract, east line of a 105.320 acre partition tract out of said parent tract and the most northerly west line hercof, N 00° 00' 00" W, at 507.23 feet pass a 3/8" steel stake set, in all a total distance of 800.00 feet to a ½" steel stake set and N 17° 25' 49" W, at 280.61 feet pass a ½" steel stake set for the northeast corner of said 67.037 acre tract and southeast corner of said 105.320 acre tract, in all a total distance of 400.95 feet to a ½" steel stake set for an "L" corner of said 105.320 acre tract and the most northerly northwest corner hereof;

THENCE with south line of said 105.320 acre tract and most northerly north line hereof, N 90° 00' 00" E, 475.00 feet to a ½" steel stake set for a southeast corner of said 105.320 acre tract and most northerly northeast corner hereof;

THENCE with the most northerly east line hereof, S 00° 00' 00" E, at 262.38 feet pass a ½" steel stake found for the northwest corner of that certain tract described as 191.664 acres in a deed to Scott Arbuckle, et ux, recorded in Vol. 297, Pg. 296, McCulloch County Official Public Records,

WIND ENERGY GROUND LEASE:
13074959v.2

EXHIBIT "A"

YOUNGBLOOD, GORDON

an "L" corner of said parent tract, in all a total distance of 287.38 feet to a ½" steel stake found for the southwest corner of said 191.664 acre tract, an "L" corner of said parent tract and an "L" corner hereof;

THENCE with a fence, south line of said 191.664 acre tract, a north line of said parent tract and most southerly north line hereof, as follows:

S 68° 24' 37" E, 1539.31 feet a ½" steel stake found;
S 68° 35' 48" E, 586.26 feet a ½" steel stake found;
S 54° 54' 59" E, 790.48 feet a ½" steel stake found;
S 57° 02' 15" E, 179.36 feet a ½" steel stake found;
S 90° 00' 00" E, 73.52 feet a ½" steel stake found;
S 57° 02' 15" E, at 24.80 feet pass a calculated point in the east line of said Survey No. 1149, west line of the H. & T.C. R.R. Co. Survey No. 107, Abstract No. 657 in all a total distance of 51.41 feet a ½" steel stake found;
S 52° 59' 32" E, 682.91 feet a ½" steel stake found;
S 52° 59' 44" E 787.32 feet a ½" steel stake found;
S 24° 41' 47" W, 64.70 feet to a ½" steel stake found for an "L" corner of said parent tract, an "L" corner of said 191.664 acre tract, an "L" corner of that certain tract described as 500.523 acres in a partition deed to Tom J. Sammons, Sr., et ux, recorded in Vol. 280, Pg. 198, McCulloch County Official Public Records and an "L" corner hereof;

THENCE with fence, the most easterly south of said parent tract, north line of said 550.523 acre tract and most easterly south line hereof, as follows:

N 15° 21' 12" W, 38.01 feet a 3" pipe post;
N 52° 59' 44" W, 771.01 feet a 3" pipe post;
N 52° 56' 31" W, 681.95 feet to a 3" pipe post in the said east line of said Survey No. 1149, said west line of Survey No. 107, for an "L" corner of said parent tract, an "L" corner of said 550.523 acre tract and an "L" corner hereof;

THENCE with fence, west line of said 550.523 acre tract, said east line of said Survey No. 1149, said west line of Survey No. 107, an east line of said parent tract and an east line hereof, S 00° 45' 33" W, at 47.16 feet pass a ½" steel stake set, in all a total distance of 720.79 feet to a ½" steel stake set for the northeast corner of said 244.385 acre tract and southeast corner hereof;

THENCE with north line of said 244.385 acre tract and south line hereof, S 80° 31' 59" W, at 195.51 feet pass a 3/8" steel stake set, at 650.69 feet pass a 3/8" steel stake set, at 1222.49 feet pass a 3/8" steel stake set, at 1652.33 feet pass a 3/8" steel stake set, at 1828.86 feet pass a 3/8" steel stake set, at 2190.78 feet pass a 3/8" steel stake set, at 2604.53 feet pass a 3/8" steel stake set, at 3079.62 feet pass a 3/8" steel stake set, at 3444.31 feet pass a 3/8" steel stake set, at 3877.35 feet pass a 3/8" steel stake set, at 4254.14 feet pass a 3/8" steel stake set, at 4640.33 feet pass a 3/8" steel stake set at 4960.65 feet pass a 3/8" steel stake set, at 5225.34 feet pass a 3/8" steel stake set, in all a total distance of 5368.34 feet to the POINT OF BEGINNING and containing 232.283 acres, more or less.

TRACT TWO: A 30' wide nonexclusive access and utility easement the beginning point being on the East line of County Road 152. Said beginning point being the Northwest corner of the 1299.853 acre tract in McCulloch County, surveyed by Kenneth H. Ross, R.P.L.S. No. 2012, dated October 23, 1997. The said tract transferred from Lori L. Noonan, dba Texas Ranching Company and husband, T.A. Noonan, Jr. to Byron E. McCollum and wife, Vera Ellen McCollum, and Charles R. McCollum and wife, Deborah Lynn McCullom, as recorded in Volume 291, Page 3 of the McCulloch County Deed Records. Said beginning point also being in the Northwest corner of the Carl Froehlich Survey No. 1148, Abstract No. 343 of the McCulloch County Deed Records; from beginning point said easement to be the 30 feet South of and parallel to a line being the North boundary line of the above described tract, bearing South 89° 49' 24" East 2,405.05'; The East most 130' of said easement to be 60' wide to allow meandering through gates of existing cattle pens; the East end being or extended to meet the West boundary line of the 232.283 acre tract conveyed by this General Warranty Deed to Gordon R. Youngblood and Wife, Linda J. Youngblood.

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13074959v.2

EXHIBIT "A"

YOUNGBLOOD, GORDON

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas, described as follows:

120 acres, off the South side of G. & B.N. Co. Survey No. 34, Abstract No. 443, Certificate No. 83, patented to Noah N. John by Patent No. 6, Volume 20, and which 120 acres is a strip the entire length of said Survey on the South, and described as follows:

BEGINNING at a rock set for the Southwest corner of said Survey No. 34, for the Southwest corner of this tract, from which a Live Oak 10 in. in diameter bears North 45 1/2 degrees East 25 varas; do. 12 in. in diameter bears North 49 degrees West 25 varas;

THENCE North 63 degrees East 2343 varas to a rock mound for the Southeast corner of said Survey 34, from which a Live Oak 16 in. in diameter bears North 27 1/2 varas; do. 12 in. in diameter bears North 10 degrees East 33 1/2 varas; do. 8 in. in diameter bears North 4 degrees West 29 varas;

THENCE North 326.2 varas to a rock mound in East line of said Survey 34, for the Northeast corner of this tract, from which a Live Oak 4 in. in diameter bears North 41 degrees West 6-4/5 varas; do. 4 in. in diameter bears North 75 degrees West 13 varas;

THENCE South 63 degrees West 2343 varas to a rock mound in the West line of said Survey 34, from which a Live Oak 14 in. in diameter bears South 68 3/4 degrees West 93 varas;

THENCE South 326.2 varas with said West line to the Place of Beginning.

Being the same land described in a deed dated April 30, 1974, from the Veterans Land Board of Texas to Owen L. Nance, recorded in Volume 186, page 351, Deed Records, McCulloch County, Texas, to which deed and the record thereof reference is here made for all pertinent purposes.

EXHIBIT A TO WIND ENERGY GROUND LEASE: LEGAL DESCRIPTION OF PREMISES

All of that certain land situated in McCulloch County, Texas described as follows:

PARCEL 1:

332.4 acres, all of W. H. & O. T. Melvin Survey No. 12, I.R. R. Co. Certificate No. 16/113, Abstract No. 1572, purchased from the State and patented to W. H. & O. T. Melvin, by Patent No. 390, Volume 16, as 320 acres, but upon re-survey of the same under field notes approved by the General Land Office of Texas, under Patent No. 131, Volume 17, said tract was found to contain 332.4 acres, described by metes and bounds as follows:

BEGINNING at a stake set in a public road for the Southeast corner of the I.R.R. Co. corner of the I.R.R. Co. Survey 13, for the Northeast corner hereof, from which evidence of the original Live Oak bears South 31° West 98 varas and the Northeast corner of said Survey 15 and the North corner of said Survey M-1 bears North 1° 57' East 1654 varas; THENCE South 86° 30' West with a fence, the South line of said Survey 15, 1985.1 varas to a fence corner for the recognized Southwest corner of said Survey 15, the Northeast corner of the I.R.R. Co. Survey 17, the Southeast corner of the Heinrich Brandis Survey 1364, for the Northwest corner hereof, from which a 20" Live Oak bears South 52° 30' West 27 varas, a 12" Live Oak stump bears North 37° 45' West 9.2 varas (same bearings trees called for at said corner in a deed from H. H. Sessions to H. P. Jordan, dated October 27, 1908), the original Northeast corner of said Survey 1364 bears North 0° 30' West 961.9 varas and the original Northwest corner of said Survey 15 bears North 0° 30' West 1919.2 varas;

THENCE South 1° 03' East with a fence, the East line of said Survey 17, 935.9 varas to a stake set in said fence for the Northwest corner of the I.R.R. Co. Survey 11 and for the Southwest corner hereof, from which a 6" Mesquite bears South 11° 15' West, 20.3 varas and a 12" Mesquite bears South 10° West 30.2 varas and the original Southwest corner of said Survey 11 and the Southeast corner of said Survey 17 bears South 1° 03' East 935.9 varas;

THENCE North 87° 27' East with the North line of said Survey 11, 1958.2 varas to a stake set in the West line of said Survey 13 for the Northeast corner of said Survey 11 and for the Southeast corner hereof, from which the Southwest corner of said Survey 13, and the Southeast corner of said Survey 11 bears South 0° 28' West 970 varas;

THENCE North 0° 28' East 970 varas to the place of beginning.

PARCEL 2:

328.2 acres, all of I.R.R. Co. Survey No. 11, Certificate No. 16/113, Abstract No. 758, patented to Geo. W. and W. F. Norton by Patent No. 69, Volume 22, as 320 acres, but upon re-survey of the same under field notes approved by the General Land Office of Texas, under Patent No. 130, Volume 17, said tract was found to contain 328.2 acres, described by metes and bounds as follows:

BEGINNING at a stake set in a fence, 6.2 varas North of a fence corner for the Northwest corner of Fisher & Miller Survey 2633, the Northeast corner of the George Dietrich Survey 1369, the Southeast corner of the I.R.R. Co. Survey 17, the West corner of the S. E. McKnight Survey M-2, for the Southwest corner hereof, from which a Mesquite stump bears North 74° West 13 varas, and a 14" Mesquite bears North 82° West 27 varas (old bearings);

THENCE North 88° 26' East with the North line of said Survey M-2, 1932 varas to a stake for the Southwest corner of the I.R. Co. Survey 13, and for the Southeast corner hereof, from which the original Southeast corner of said Survey 13 bears South 89° 40' East 1930 varas and the Northeast corner of said Survey 2633 bears South 62° 10' East 113.1 varas;

THENCE North 0° 28' East, with the West line of said Survey 13, 970 varas to a stake set for the Southeast corner of the W.H. & O.T. Melvin Survey 12, and for the Northeast corner hereof, from which the Northwest corner of said Survey 13, and the Northeast corner of said Survey 12 bears North 0° 28' East 970 varas;

THENCE South 87° 27' West with the South line of said Survey 12, 1958.2 varas to a stake set in a fence, the East line of the I.R.R. Co. Survey 17, for the Southwest corner of said Survey 12, and for the Northwest corner hereof, from which a 6" Mesquite bears South 11° 15' West 20.3 varas and a 12" Mesquite bears South 10° West 30.2 varas and the Northwest corner of said Survey 12 and the Northeast corner of said Survey 17 bears North 1° 03' West 935.9 varas;

THENCE South 1° 03' East with a fence, 935.9 varas to the place of beginning.

EXHIBIT A

Description of Property

1421.435 acres of land, being 184.663 acres out of the Hans Christian Schaefer Survey No. 1223, Abstract No. 1218, 179.327 acres out of the Hans Christian Schaefer Survey No. 1220, Abstract No. 1217, 633.342 acres out of the E.W. Harris Survey No. 33, Abstract No. 2232, 171.390 acres out of the J.R. Backhouse Survey No. 1153, Abstract No. 121, 164.634 acres out of the J.R. Backhouse Survey No. 1154, Abstract No. 119; 10.570 acres out of the J. R. Backhouse Survey No. 1155, Abstract No. 120 and 77.509 acres out of the J.R. Backhouse Survey No. 1152, Abstract No. 118 in McCulloch County, Texas and being a portion of that certain 4324.878 acre tract described in Volume 213, Page 859 of the Deed Records of McCulloch County Texas; Said 1421.435 acre tract more particularly described by metes and bounds in Exhibit "A-1" attached hereto and incorporated herein by this reference.

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Exhibit "A"

EXHIBIT A-1

Description of Property

LEGAL DESCRIPTION: 1421.435 acres of land, being 184.663 acres out of the Hans Christian Schaefer Survey No. 1223, Abstract No. 1218, 179.327 acres out of the Hans Christian Schaefer Survey No. 1220, Abstract No. 1217, 633.342 acres out of the E.W. Harris Survey No. 33, Abstract No. 2232, 171.390 acres out of the J.R. Backhouse Survey No. 1153, Abstract No. 121, 164.634 acres out of the J.R. Backhouse Survey No. 1154, Abstract No. 119, 10.570 acres out of the J.R. Backhouse Survey No. 1155, Abstract No. 120 and 77.509 acres out of the J.R. Backhouse Survey No. 1152, Abstract No. 118 in McCulloch County, Texas and being a portion of that certain 4324.878 acre tract described in Volume 213, Page 859 of the Deed Records of McCulloch County, Texas; Said 1421.435 acre tract more particularly described as follows and as surveyed under the supervision of Watson & Associates of Mason in November, 2006:

BEGINNING at a wood fence corner post found for the southwest corner of that certain 663.5 acre tract described in Volume 52, Page 239 of said Deed of Trust Records, the southwest corner of the Friedrich Frerichs Survey No. 1219, Abstract No. 314, the northwest corner of said Survey No. 33, the northeast corner of said Survey No. 1220, the southeast corner of the H. & T. C. RR Co. Survey No. 63, Abstract No. 634, the southeast corner of a 2947.884 acre tract surveyed this same day by Watson & Associates of Mason and a corner hereof;

THENCE along the general meanders of a fence for the south line of said 663.5 acre tract, the following 4 courses:

1. South 89°08'27" East a distance of 4122.20 feet along the common line of said Survey No. 1219 and said Survey No. 33 to a wood fence corner post found;
2. South 89°14'44" East a distance of 1213.08 feet along the common line of said Survey No. 1219 and said Survey No. 33 to a wood fence corner post found for the common corner of said Survey No. 1219, the E. W. Harris Survey No. 84, Abstract No. 2100, said Survey No. 1154 and said Survey No. 33;
3. South 86°11'26" East a distance of 1574.28 feet along the common line of said Survey No. 84 and said Survey No. 1154 to a wood fence corner post found for the southeast corner of said 663.5 acre tract;
4. South 85°33'23" East a distance of 607.94 feet along the common line of said Survey No. 84 and said Survey No. 1154 to a wood fence corner post found in the west line of that certain public road known as County Road No. 308 for an ell corner hereof;

EXHIBIT A-1

Description of Property

THENCE along the general meanders of a fence for the west line of said County Road, the following 7 courses:

1. South 25°02'56" East a distance of 701.88 feet to a wood fence corner post found;
2. South 24°45'39" East a distance of 1055.03 feet to a wood fence corner post found;
3. South 24°37'45" East a distance of 1028.46 feet to a wood fence corner post found;
4. South 24°30'15" East a distance of 96.11 feet to a wood fence corner post found;
5. South 24°52'35" East a distance of 1005.31 feet to a wood fence corner post found;
6. South 24°45'43" East a distance of 971.10 feet to a wood fence corner post found;
7. South 24°39'37" East a distance of 1199.86 feet to a wood fence corner post found; in the north line of the H. & T.C. RR Co. Survey No. 81, Abstract No. 645 and the north line of that certain 640 acre tract described in Volume 245, Page 730 of said Deed Records for the southeast corner hereof;

THENCE along the general meanders of a fence for the common line of said Survey No. 81 and said Survey No. 1152, the common line of said Survey No. 81 and said Survey No. 1153, the common line of said Survey No. 33 and the Johann D. Haltermann Survey No. 1225, Abstract No. 508 and the common line of said Survey No. 33 and the Heinrich Eilers Survey No. 1224, Abstract No. 224, the following 4 courses:

1. North 86°00'19" West a distance of 1916.28 feet to a wood fence corner post found;
2. North 87°44'12" West a distance of 5165.95 feet to a pipe fence corner post found;
3. North 89°21'05" West a distance of 1493.37 feet to a wood fence corner post found;
4. North 89°28'22" West a distance of 1116.44 feet to a 1/2 inch iron rod found for the northwest corner of said Survey No. 1224, the northeast corner of the G. & B. N. Company Survey No. 34, Abstract No. 443, the northeast corner of that certain 364.43 acre tract described in Volume 352, Page 571 of said Official Public Records, the southeast corner of said Survey No. 1223, the southwest corner of said Survey No. 33 and an interior corner hereof;

THENCE along the general meanders of a fence for the northwest line of said 364.43 acre tract and along the common line of said Survey No. 34 and said Survey No. 1223, the following 4 courses:

1. South 60°44'13" West a distance of 627.43 feet to a 3/8 inch iron rod found;
2. South 60°47'36" West a distance of 690.24 feet to a 3/8 inch iron rod found;
3. South 60°49'00" West a distance of 1167.08 feet to a 3/8 inch iron rod found;
4. South 60°44'18" West a distance of 932.87 feet to a 1/2 inch iron rod found for the southeast corner of that certain 349.952 acre tract described in Volume 328, Page 6 of said Official Public Records, the southeast corner of the Hans Christian Schaefer Survey No. 1222, Abstract No. 1216, the southwest corner of said Survey No. 1223 and a corner hereof and from which a live oak stump found bears South

EXHIBIT A-1

Description of Property

S6°36'18" E. a distance of 85.56 feet and a ten inch live oak found bears South
18°57'13" East a distance of 52.94 feet;

THENCE along the general meanders of a fence for the common line of said Survey No. 1223 and said Survey No. 1222 and the common line of said Survey No. 1220 and the Hans Christian Schaefer Survey No. 1221, Abstract No. 1215 and the east line of said 349.952 acre tract, the following 3 courses;

1. North 02°16'22" West a distance of 469.93 feet to a wood fence corner post found;
2. North 02°12'33" West a distance of 1110.77 feet to a 1/2 inch iron rod found;
3. North 02°13'43" West a distance of 3664.17 feet to a 3/8 inch iron rod found in the southeast line of said Survey No. 63 and the south line of said 2947.884 acre tract for the northwest corner of said Survey No. 1220, the northeast corner of said Survey No. 1221, the northeast corner of said 349.952 acre tract and the northwest corner hereof;

THENCE North 57°29'43" East a distance of 3330.89 feet along the common line of said Survey No. 63 and said Survey No. 1220 and the south line of said 2947.884 acre tract to the POINT OF BEGINNING, containing 1421.435 acres, more or less, as shown on certified plat prepared herewith.

Note: Bearings are grid, NAD 83 US TX Central Zone and are obtained by normal GPS techniques. Iron rods set are 1/2 inch rebar with plastic caps marked "WATSON 5740".

December 20, 2006

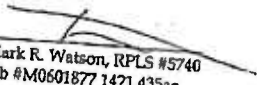

Mark R. Watson, RPLS #5740
Job #M0601877 1421.435ac

EXHIBIT "A"

LEGAL DESCRIPTION: 24.631 acres of land, more or less, being portion of the Bronaugh Brothers Survey No. 54, Abstract No. 1621, located in McCulloch County, Texas, being a portion of a called 320 acre tract described in a deed recorded in Volume 207, Page 513 of the Deed Records of McCulloch County, Texas; said 24.631 acre tract being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod set at the centerline of a 345 KV transmission line in a 160 foot wide electric easement recorded in Volume 321, Page 606 of the Official Public Records of McCulloch County, Texas, for the most northerly northeast corner hereof and from which a 1/2 inch iron rod found in the west line of the Ludwig Erkhart Survey No. 1293, Abstract 246 for the common east corner of the Johann Leyendecker Survey No. 1296, Abstract No. 962 and said Survey No. 54 bear North 72° 13' 58" East a distance of 283.46 feet;

THENCE South 00° 03' 21" East a distance of 411.39 feet to a 1/2 inch iron rod set for an interior corner hereof;

THENCE North 89° 51' 39" East a distance of 254.12 feet to a 1/2 inch iron rod set in a fence line for the west line of said County Road No. 368 (CR 368) and the east line of said 320 acre tract for the most easterly northeast corner hereof;

THENCE South 00° 32' 14" East a distance of 1200.03 feet along the general meanders of said fence line for the west line of said CR 368 and the east line of said 320 acre tract to a 1/2 inch iron rod set for the southeast corner hereof;

THENCE South 89° 51' 39" West a distance of 450.00 feet to a 1/2 inch iron rod set for the most southerly southwest corner hereof;

THENCE North 00° 08' 21" West a distance of 400.00 feet to a 1/2 inch iron rod set for an interior corner hereof;

THENCE South 89° 51' 39" West a distance of 450.00 feet to a 1/2 inch iron rod set for the most westerly southwest corner hereof;

THENCE North 00° 44' 10" West a distance of 800.04 feet to a 1/2 inch iron rod set for the most westerly northwest corner hereof;

THENCE North 89° 51' 39" East a distance of 220.88 feet to a 1/2 inch iron rod set for an interior corner hereof;

THENCE North 00° 06' 21" West a distance of 410.30 feet to a 1/2 inch iron rod set at the centerline of said 345 KV transmission line for the most northerly northwest corner hereof and from which a 1/2 inch iron rod in the north line of said Survey No. 54, the south line of said Survey No. 1296, the north boundary line of said 320 acre tract (V207, P513) and the south boundary line of a called 320 acre tract described in a deed recorded in Volume 258, Page 241 of said Deed Records bears North 87° 57' 52" West a distance of 2323.74 feet;

THENCE North 89° 42' 47" East a distance of 425.00 feet along the said 345 KV transmission line to the POINT OF BEGINNING, containing 24.631 acres, more or less.

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Note: The above map is an estimate of the location of Improvements on the Site. The location of the Improvements and the Site may change within the Reinvestment Zone due to construction constraints or other factors such as set asides for mineral exploration.

EXHIBIT C
GUIDELINES & CRITERIA

STATE OF TEXAS §
 §
COUNTY OF MCCULLOCH §

**AN ORDER ADOPTING GUIDELINES AND CRITERIA OF THE MCCULLOCH
COUNTY COMMISSIONERS COURT FOR GRANTING TAX ABATEMENT AS A
BUSINESS INCENTIVE IN REINVESTMENT ZONES
CREATED IN MCCULLOCH COUNTY**

(For the period August 3, 2015 through August 3, 2017)

WHEREAS, the Commissioners Court of McCulloch County, Texas by a Commissioners Court Order adopted on August 3, 2015 declared its eligibility to grant tax abatement; and

WHEREAS, as a direct result of being eligible to grant tax abatement, McCulloch County and other taxing jurisdictions in McCulloch County will be able to compete for projects that would bring additional economic development and new tax base into the County; and

WHEREAS, pursuant to the PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT, TEX. TAX CODE Chapter 312, it is necessary to adopt Guidelines and Criteria for granting tax abatement agreements as a business incentive for the next two year period commencing August 3, 2015 through August 3, 2017, inclusive, said Guidelines and Criteria to be unchanged for the two year period, unless amended by three-quarters vote; and

WHEREAS, nothing herein shall imply or suggest that the County is under any obligation to provide any tax abatement, or provide any length, level or value of tax abatement to any applicant;

NOW, THEREFORE, BE IT ORDERED BY MCCULLOCH COUNTY COMMISSIONERS COURT:

that McCulloch County hereby adopts the following Guidelines and Criteria for granting tax abatement as a business incentive in reinvestment zones created within McCulloch County, Texas for the period August 3, 2015 through August 3, 2017, inclusive.

McCulloch County-Guidelines and Criteria

1

SECTION 1

DEFINITIONS

- (a) "ABATEMENT" means the exemption from ad valorem taxation of a portion or all of the eligible value of the real property or of tangible personal property located on the real property, or both, as limited by these Guidelines and Criteria and the provisions of TEX. TAX CODE §312.402.
- (b) "AGREEMENT" means a written contractual agreement between a property owner and/or lessee and an eligible taxing jurisdiction for the purposes of a business incentive.
- (c) "APPLICANT" means the legal entity seeking tax abatement as a business incentive.
- (d) "APPRAISED VALUE" means the last certified property value as approved by the McCulloch County Appraisal Review Board.
- (e) "BASE YEAR VALUE" means the appraised value of all property owned by the TAXPAYER/applicant in the reinvestment zone as most recently determined by the McCulloch County Appraisal District immediately preceding the application, plus the agreed upon value of all property improvements made in the reinvestment zone since the last appraisal, but before the execution of the agreement.
- (f) "MCCULLOCH COUNTY" AND "COUNTY" means McCulloch County, Texas a political subdivision of the State of Texas.
- (g) "COMMISSIONERS COURT" means the Commissioners Court of McCulloch County, Texas, the governing body of McCulloch County.
- (h) "BUSINESS INCENTIVE" means an item offered of value to a business that induces the business to locate in a particular jurisdiction.
- (i) "COMMENCEMENT OF CONSTRUCTION" means the placement or construction of any improvements that are part of the project in a reinvestment zone. The storage of building materials in the reinvestment zone that are to be used in construction of the improvements does not constitute commencement of construction. Engineering, site preparation and similar activity shall not be considered commencement of

construction so long as permanent improvements that are part of the project have not been constructed and placed in the reinvestment zone.

- (j) "DESIGNATING AUTHORITY" means the taxing unit that has the authority to designate the reinvestment zone in which the proposed project is located.
- (k) "DESIGNEE" unless otherwise indicated, means any person or entity authorized by the Commissioners Court to act as the County's designee.
- (l) "ECONOMIC LIFE" means the number of years a property improvement is expected to be in service in a facility, and will continue to have value for ad valorem tax purposes throughout such term.
- (m) "ELIGIBLE JURISDICTION" includes any political subdivision that levies ad valorem taxes upon property located within the proposed or existing reinvestment zone.
- (n) "EXPANSION" means the addition of building, structures, fixed machinery or equipment for purposes of increasing production capacity.
- (o) "FACILITY" means property improvements proposed, completed, or in the process of construction which together comprise an integral whole.
- (p) "MATERIAL MISREPRESENTATION" means a false statement about a material matter which induced the Commissioners Court to take any specific action on an application for tax abatement as a business incentive, and without such misrepresentation, the Commissioners Court would either not have designated a reinvestment zone, or granted tax abatement as a business incentive or would have taken some action different than it actually did.
- (q) "MODERNIZATION" means the replacement or upgrading of existing facilities which increases the productivity input or output, updates the technology, or substantially lowers the unit cost of the operation. Modernization may result from the construction, alteration, or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing or repairing.

- (r) "PROJECT" is a reference to the entire proposal of work and improvements to be accomplished in the reinvestment zone as described in the application and tax abatement as a business incentive agreement.
- (s) "REINVESTMENT ZONE " means any area of either McCulloch County which has been designated by the Commissioners Court as a reinvestment zone for tax abatement as a business incentive and which is not within the taxing jurisdiction of any incorporated municipality.
- (t) "RELATED ENTITY" means an entity that has (i) significant common purposes and substantial common membership with the TAXPAYER or is directly or indirectly under the direction or control of the TAXPAYER. In addition, an entity is a Related Entity if it or the TAXPAYER owns (directly or through one or more entities) a 50 percent or greater interest in the capital or profits of the other.
- (u) "RENOVATION" is a repair or improvement of an existing facility or structure.
- (v) "REPAIR" means any improvement or betterment of an existing facility or structure.
- (w) "REPLACEMENT" means the substitution of something new or different for an existing facility or structure, or portion thereof, when the replacement facility or structure is to be used for the same general purpose as the old facility or structure that is being replaced.
- (x) "SUBSTANTIAL COMPLIANCE" means that any estimate or prediction that comes within seventy-five percent (75%) of a stated amount shall be construed as compliance, but only when estimates are expressly authorized. Unless expressly authorized, strict compliance with a statement or representation shall be required.
- (y) "TAXPAYER" means the legal entity that seeks, or who has been approved for tax abatement as a business incentive. It also is a reference to the owner of the property constituting the reinvestment zone and the improvements and tangible personal property to be located therein.

SECTION 2

REINVESTMENT ZONE DESIGNATION

- (a) A reinvestment zone may only be designated in accordance with the TEXAS TAX CODE.
- (b) A reinvestment zone may only be designated by the Commissioners Court in an area of the County that does not include an area within the taxing jurisdiction of a municipality.
- (c) An area may be designated as a reinvestment zone if the Commissioners Court, after a public hearing on the proposed designation, finds that the designation would attract major investment into the reinvestment zone that would be a benefit to the property to be included in the reinvestment zone and would contribute to the economic development of the County.
- (d) A public hearing on a proposed reinvestment zone designation must be held prior to the findings and action of the Commissioners Court on the proposal. The public hearing shall be conducted in accordance with all applicable provisions of the Code. Notice of the hearing shall be given in accordance with the Code. The public hearing must also be posted as an agenda item in accordance with Chapter 551 of the Texas Government Code (the "Texas Open Meetings Act").
- (e) Property may be located both in a reinvestment zone designated by the County and in a reinvestment zone designated by a municipality.
- (f) If the Commissioners Court finds that designation of an area as a reinvestment zone is proper, such proposed designation shall be put to a vote of the Commissioners Court, and will pass if a majority of the members of the Commissioners Court in attendance vote to approve the designation. The order of the Commissioners Court designating the area as a reinvestment zone shall contain a sufficient description of the boundaries of the reinvestment Zone.
- (g) The designation of a reinvestment zone shall be for a period of five (5) years. No designation of a reinvestment zone shall exceed five (5) years, and a designation of a reinvestment zone shall automatically expire five (5) years after the date of

designation unless renewed by the Commissioners Court for one or more subsequent periods not to exceed five (5) years each. The expiration of a designation of a reinvestment zone does not affect any existing tax abatement agreement relating to property in such reinvestment zone.

- (h) Tax abatement agreements entered into by the County shall be in compliance with all applicable requirements set forth in the Code.

SECTION 3

ELIGIBILITY CRITERIA GENERALLY

- (a) General Eligibility Subject to the limitations and exceptions contained in these Guidelines and Criteria, TEX. TAX CODE. §312.402 shall govern to what extent real property and tangible personal property located in a reinvestment zone are eligible for tax abatement as a business incentives.
- (b) Property Value Eligible for Abatement Subject to the limitations and other eligibility requirements contained in these guidelines, McCulloch County may abate the value of tangible personal property located on the real property in the reinvestment zone in each year covered by the agreement, other than tangible personal property that was located on the real property at any time before the period covered by the agreement. The value of real property to the extent its value for each year during the agreement exceeds its value for the year in which the agreement was executed is eligible for abatement.
- (c) New and Existing Facilities A business incentive may be granted for both eligible new facilities and structures, as well as for expansion or modernization of existing facilities and structures.
- (d) Eligible Property to be Described The application for tax abatement as a business incentive or any other business incentive and any agreement must describe the project and improvements with such detail and certainty as required by the Commissioners Court in order to identify the property that is declared to be eligible for business incentives. Any property, even though otherwise eligible for business incentives, that is not sufficiently

described in the application, as determined by the Commissioners Court, or its designee, shall not be eligible for business incentives under such agreement.

SECTION 4

ELIGIBILITY CRITERIA AND TERMS FOR FACILITIES/INDUSTRY

- (a) Economic Qualifications. In addition to satisfying the other eligibility criteria, to be eligible for designation of a reinvestment zone and to receive tax abatement, the proposed project must be reasonably shown to have an estimated cost upon completion of at least twenty million dollars (\$20,000,000.00).
- (b) Eligibility. The Commissioners Court shall determine eligibility for abatement on a case-by-case basis.
- (c) Rate and Duration of Tax Abatement. When a determination has been made to offer tax abatement, the County will determine the percent of value abated and the length of abatement on a case-by-case basis.
- (d) Effective Date.
 - (1) The effective date of the agreement shall be the date that the MCCULLOCH COUNTY executes the agreement.
 - (2) Abatement applies to all eligible improvements placed in the reinvestment zone after the MCCULLOCH COUNTY and TAXPAYER execute their agreement. Taxes will be abated on eligible property for the number of years approved by the MCCULLOCH COUNTY, commencing January 1 immediately following the effective date of the agreement. Property otherwise eligible for abatement under the agreement shall be eligible for abatement only if the property is placed or constructed in the reinvestment zone after the effective date of the agreement, but on or before December 31 immediately preceding the beginning of the last full tax year that taxes are to be abated.
- (e) Taxability. From the execution of the agreement to the end of the agreement period taxes shall be payable as follows:

- (1) the value of ineligible property as provided in Section 3 shall be fully taxable.
- (2) the base year value of existing eligible property as determined each year shall be fully taxable; and
- (3) the unabated value of eligible property shall be taxable.

(f) Limitations. If, during the term of the business incentive period the TAXPAYER should close, cease production, or demolish any or all of a facility that was in existence on the effective date of the business incentives agreement, or take any other similar action that would have the effect of reducing or deleting the value of the facility, or portion thereof from the tax rolls that was in existence on the effective date of the business incentives agreement regardless of the reason, then the eligible value for abatement allowed in the business incentives agreement shall be reduced by the amount of existing property value owned by the TAXPAYER that is reduced or deleted from the tax roll. Depreciation, agreed to by the Chief Appraiser, or Appraisal Review Board, shall not be construed as a reduction or deletion of value for purposes of this limitation.

SECTION 5

APPLICATION

(a) Filing. Any property owner of taxable property in the McCulloch County located in a designated or proposed reinvestment zone may request tax abatement as a business incentive by filing a written application with the Commissioners Court, or its designee.

(b) Contents. The application shall include all information contemplated by these Guidelines and Criteria in order for the Commissioners Court to evaluate the applicant's eligibility and to determine whether to grant any business incentives. The application shall be submitted on a form provided by the McCulloch County, or alternatively, if unavailable, the contents of the application shall be in order of this subsection and respond to each element of this subsection, and shall contain such other information as required by McCulloch County, or its representative. Specifically, the application shall include the following:

McCulloch County-Guidelines and Criteria

- (1) A list of the kind, number and location of all proposed improvements of the property, including a general written description of the general nature and extent of modernization, expansion or new improvements to be undertaken.
- (2) A statement of the current and proposed uses of the property showing that planned usage is consistent with the general purpose of encouraging development or redevelopment of the reinvestment zone during the period that the property tax exemptions are in effect.
- (3) A map showing locations of existing and proposed improvements. The map should also show general uses and conditions of the real property in the reinvestment zone.
- (4) A legal description of the property.
- (5) An estimate of the project cost and new value that will result from the modernization, expansion or new improvements to be undertaken. A statement of the base year value separately stated for land and existing improvements located in the reinvestment zone, plus any improvements or changes in value in the reinvestment zone after the last appraisal and prior to the application. In any case where the value of an existing facility will be deleted or diminished as a result of the project, the application must contain verification from the Chief Appraiser of the last appraised value of any portion or all of a facility whose value will be reduced or removed from the tax rolls.
- (6) An estimate of the number of jobs that will be created or retained by the modernization, expansion or new improvements.
- (7) Estimated date of start of construction, length of construction, estimated value of new improvements to be completed during each year of construction and estimated date of completion.
- (8) An estimate of what the property value subject to abatement will be on January 1 immediately following the end of the abatement period.

- (9) In the case of applicants unknown to the Commissioners Court, a financial statement of the individual or corporation filing the application, complete with letters of credit and other documents which the Commissioners Court may request in order that the Commissioners Court can appropriately evaluate the financial capacity and other factors of the applicant.
- (10) The TAXPAYER shall make the following assurances in the application:
- a) That all the information contained in the application is true and correct.
 - b) That the person signing the application on behalf of the TAXPAYER has unrestricted authority to execute the application and the contract documents on behalf of the TAXPAYER, and has the unrestricted authority to obligate the TAXPAYER to all the terms, covenants and conditions that will be contained in the agreement.
 - c) That construction will not commence on any of the eligible improvements until an agreement has been executed with the designating authority, whether the designating authority is the County, or a municipality.
 - d) That the project will not be constructed without first obtaining all necessary local, state and federal environmental and construction permits, and that the TAXPAYER will abide by all conditions of the permits, laws and ordinances, rules and regulations governing the operation of the project throughout its economic life.
 - e) That the TAXPAYER will abide by all conditions of the agreement and the Guidelines and Criteria adopted by the Commissioners Court applicable to the agreement.
 - f) That the planned use of the property will not constitute a hazard to public health or safety throughout the economic life of the project.
 - g) That the applicant will make the specific improvements to the property as described in its application.

-
- h) That although estimates of the cost of the project and the number of jobs retained or created as a result of the project that are within seventy-five percent (75%) of actual cost and/or number of jobs may be construed to be substantial compliance, the actual total cost of the project and actual number of jobs retained or created shall not be less than the minimum amounts required in McCulloch County's Guidelines required to qualify for tax abatement as a business incentive.
 - i) The applicant will identify the type of legal entity making the application, such as corporation, partnership, etc. If a corporation, the statement should include the home state of incorporation, the name and address of the registered agent for service in Texas, and a commitment to notify the McCulloch County within sixty days of any change of the registered agent or status of the corporation. Similar information will be required of a general or limited Partnership or other legal entity.
 - j) The application shall contain the name, title and address of the TAXPAYER's local and corporate representatives for the purposes of giving notice.
 - k) In its application, the applicant shall include a statement that it waives all rights of confidentiality with regard to the contents of its application for tax abatement as a business incentive otherwise granted under TEX. TAX CODE §312.003.
 - l) The applicant shall agree to reimburse McCulloch County for all legal fees and any other expenses that McCulloch County incurs in establishing eligibility for granting business incentives and for reviewing, processing and acting on its application. Further, applicant shall agree to pay for the costs of an economic impact assessment, if McCulloch County requires one in connection with its application for

business incentives. In the event McCulloch County determines an economic impact assessment is required, the TAXPAYER shall be given notice and the opportunity to withdraw its application prior to commencement of the economic impact assessment, if applicant is unwilling to pay the total cost of the economic impact assessment. In its application, the TAXPAYER shall agree to pay for all fees and expenses incurred by McCulloch County in establishing eligibility to grant business incentives and processing the application, even though the Commissioners Court ultimately denies the application.

m) Any other information that the Commissioners Court or Applicant may deem appropriate to assist the Commissioners Court in determining whether to enter into a business incentives agreement with the Applicant.

(11) If a variance from any provision in these Guidelines and Criteria is requested, a statement describing the variance, and a detailed statement supporting the Applicant's reasons for the requested variance must be included.

(c) Completed Application. Upon receipt of a completed application, the Commissioners Court shall mail written notice to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is included in the application. Such notice shall be mailed at least seven (7) days before the Commissioners Court takes any action on the application. The notice shall include a copy of the proposed agreement.

(d) Economic impact assessment. After receipt of an application for business incentives, the Commissioners Court may cause to have prepared an economic impact assessment setting forth the impact of the proposed agreement. The study shall include, but not necessarily be limited to, an assessment of the economic effects of the abatement of taxes. McCulloch County shall give at least ten (10) days written notice to the Applicant of its intent to conduct an economic impact assessment, which notice shall include a description of the scope of the study. If the Applicant is unwilling to pay for the

economic impact assessment, it may give notice to McCulloch County within seven (7) calendar days from the date it received notice of the proposed economic impact assessment that the Applicant is withdrawing its application. The economic impact assessment may include any other issue that the Commissioners Court determines to be appropriate in considering the application, including, without limitation by enumeration, environmental issues, short term/long term effect on issues of adequacy of existing physical plants, need to increase number of employees in the County, and the impact on the County of any resulting increased costs as a result of the project and the County's ability to pay such costs during the abatement period.

(c) Environmental impact assessment. After receipt of an application for business incentives, the Commissioners Court may cause to have prepared a comprehensive environmental impact statement setting forth the environmental impact of the proposed activity. After receiving and reviewing applicant's environmental impact statement, the Commissioners Court may request additional assessments or studies as necessary based on the environmental impact statement.

SECTION 6

AGREEMENTS

(a) Order of Commissioners Court. After approval, the Commissioners Court shall formally pass an Order approving the tax abatement and execute an agreement with the owner of the facility as required, which shall include those matters contained in TEXAS TAX CODE §312.402 and any other terms and conditions in the best interests of McCulloch County.

(b) Execution/Effective Date. After making the necessary findings, McCulloch County may, in its discretion, approve and execute the agreement. The effective date of the agreement shall be the date that the originating City or County's designated representative or official executes the agreement.

SECTION 7

RECAPTURE

(a) Conditions of Default; Cure and Termination. Should the Commissioners Court determine that the TAXPAYER is in default according to the terms and conditions of its agreement, the Commissioners Court shall notify the TAXPAYER in writing at the address stated in the agreement, and if such default is not cured within sixty (60) days from the date of such notice ("Cure Period"), then the agreement may be terminated by the Commissioners Court. Provided, that upon proof of a curative effort commencing within sixty (60) days, if construction is required, the Commissioners Court may extend the time to complete the curative work, based upon reasonable construction requirements.

(b) Elements of Default. The following shall be considered elements of default, in the event that the TAXPAYER:

- (1) Allows its ad valorem taxes owed to McCulloch County to become delinquent without timely and proper protest and/or contest; or
- (2) Violates any of the terms and conditions of the abatement agreement, or any prior or subsequent agreement with McCulloch County, or any other taxing jurisdiction that has granted an agreement to the TAXPAYER for any project that the Commissioners Court has also granted business incentives; or
- (3) Discontinues producing product or service at the improvements subject to abatement and described in the application, for any reason excepting fire, explosion or other casualty or accident or natural disaster for a period of one year during the abatement period after the facility is completed and begins producing product or service.
- (4) Violates any written term, covenant, condition, agreement, or promise of a gift or donation made by the TAXPAYER to McCulloch County, although such may be extraneous to the agreement, and even though same might be otherwise legally unenforceable; or
- (5) Makes any material misrepresentations, either in the application or agreement.

(c) Termination. If, after written notice, the TAXPAYER fails to cure within the prescribed period any specified default, such failure shall be grounds for termination for cause. Termination of the agreement for cause shall be retroactive to the beginning of the agreement. Termination shall be effected by an Order of the Commissioners Court and written notice mailed to the TAXPAYER.

(d) Non Waiver. In the event the Commissioners Court fails to act on or enforce any element or breach that is identified as a default, such failure to act shall not be a waiver of McCulloch County's right to subsequently enforce the same default or any other prior or subsequent default.

(e) Recapture. On termination for cause, the TAXPAYER shall then become liable for the payment of all taxes that would have otherwise become due but for the abatement agreement for all calendar years during which the abatement agreement was in effect. Said taxes shall be paid to the County Tax Office for the credit of McCulloch County within sixty (60) days from the date of receipt of notice of termination. All such taxes due shall include statutory penalty and interest from the date they would otherwise have become delinquent but for the agreement, until the date they are actually paid.

SECTION 8

ADMINISTRATION

(a) Duties of Chief Appraiser. The Chief Appraiser of McCulloch County shall, as a normal consequence of his duties, annually determine an assessment of the real and personal property comprising the reinvestment zone. Each year, on or before April 1, the TAXPAYER receiving abatement shall furnish the Chief Appraiser with such information as may be reasonably requested. Once value has been established, the Chief Appraiser shall notify the affected taxing jurisdictions, which have granted tax abatement as a business incentive in the reinvestment zone, of the amount of the appraisal.

(b) Compliance Inspections. All compliance inspections will be made only after giving twenty-four (24) hours' notice and will only be conducted in such manner as not to unreasonably interfere with the construction and/or operation of the facility. All

inspections will be made with one or more representatives of the company or individual and in accordance with its safety standards.

(c) Annual Evaluations Upon completion of construction, the Commissioners Court, or their designees, shall annually evaluate each facility receiving abatement to ensure compliance with the agreement.

(d) Notice Requirements. Any notice required to be given to McCulloch County hereunder shall be in writing, and mailed or personally delivered to the McCulloch County Judge. Notices to the TAXPAYER shall be in writing, and addressed to its designated representative at the address provided in its application or the agreement.

SECTION 9

MISCELLANEOUS

(a) Variance. An application for a variance from the provisions of these Guidelines and Criteria may be made in written form to the Commissioners Court. The total duration of abatement shall in no instance exceed ten (10) consecutive tax years commencing January 1 following the effective date of the agreement, including any extension. Such request shall include a complete description of the circumstances explaining why the applicant should be granted such variance. Approval of a request for variance requires at least a three-fourths (3/4) vote of the Commissioners Court.

(b) Assignments. An abatement agreement may be transferred and assigned by the holder to a new owner or lessee of the same facility without the consent of County, upon twenty (20) days written notice to the County prior to such assignment, so long as each such assignee either has a net worth at least of fifty million dollars (\$50,000,000.00) or is a Related Entity. Otherwise, any such assignment shall be subject to obtaining written approval by resolution of the Commissioners Court. Approval shall be conditioned upon the assignee providing whatever proof the Commissioners Court may require to show the assignee's financial capability to carry out all the terms and conditions of the agreement. McCulloch County reserves the right to require such additional information as it may deem appropriate to determine not only the assignee's net worth and its

financial capability to carry out the terms and conditions of the agreement, but also its experience and historical record to determine that it is in fact capable of operating the project subject to the abatement in such a manner that it can reasonably be expected to strictly comply with every term, covenant, condition and assurance contained in the agreement. Further, the assignee shall agree in writing by amendment to the original agreement that it shall be bound by all the terms, covenants and conditions contained in the original agreement. No assignment or transfer shall be approved if the parties to the existing agreement, the new owner or new lessee are liable to McCulloch County or any other taxing unit affected by the agreement for delinquent taxes, or otherwise in default of any of the terms, covenants or conditions contained in the agreement. Subject to the foregoing conditions, the Commissioners Court shall not unreasonably withhold approval of any proposed assignment. Any approval of assignment of the agreement shall not release any previous TAXPAYER who has been a party to the agreement from its obligations under the agreement.

(c) Collateral Assignment. TAXPAYER may, without the consent of County, assign this Agreement to a financing party for collateral security purposes in connection with any financing or refinancing of the Project. In connection therewith, County agrees to execute a written consent to such collateral assignment in a form acceptable to County should the financing party reasonably request such an assignment.

(d) Application for Exemption. It shall be the responsibility of the TAXPAYER to perfect any right of exemption as a result of any agreements entered into with McCulloch County. For each year in which abatement has been authorized by McCulloch County under the agreement, it shall be the responsibility of the TAXPAYER to file its annual application with the proper County Appraisal District for property exemption in accordance with the Texas Tax Code and related administrative regulations.

(e) Effective Date. These Guidelines and Criteria shall be effective for two (2) years, from August 3, 2015 ("Effective Date") through August 3, 2017, inclusive.

(f) Sunset Provision. At the end of the two year effective period of these Guidelines and Criteria, all agreements created pursuant to these provisions will be reviewed by the Commissioners Court to determine whether the goals have been achieved. Based upon that review, the Guidelines and Criteria may be modified, renewed or eliminated. In the event that these Guidelines and Criteria are not modified or renewed, they shall automatically terminate effective August 3, 2017.

(g) Effect of Modification or Termination. The modification or termination of these Guidelines and Criteria shall have no effect upon existing agreements entered into while these Guidelines and Criteria are in effect.

(h) Subtitles. The use of subtitles in these Guidelines and Criteria is strictly for convenience, and shall have no legal significance whatsoever. The use of the singular shall include the plural and the use of plural shall include the singular when appropriate. The use of any reference to gender shall include any and all other genders when appropriate.

(i) Severability. In the event any paragraph, clause, phrase or other provision of these Guidelines and Criteria should be declared to be unconstitutional, void or otherwise unenforceable the remaining provisions shall remain in full force and effect as if the unconstitutional, void or otherwise unenforceable provisions had not been included.

SECTION 10

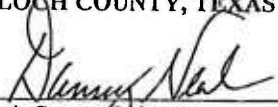
ADOPTION

At a properly noticed meeting of the McCulloch County Commissioners Court held in strict compliance with the Texas Open Meetings Act, this Order was approved by a vote of 2 for and 1 against. : ONE ABSTAINING

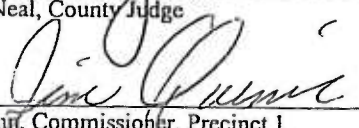
BE IT SO ORDERED.

Adopted this 3rd day of August, 2015.

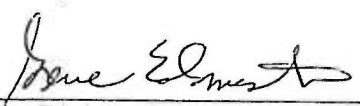
MCCULLOCH COUNTY, TEXAS



Danny Neal, County Judge

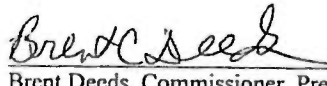


Jim Quigg, Commissioner, Precinct 1



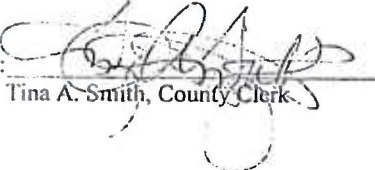
Gene Edmiston, Commissioner, Precinct 2

Jim Ross, Commissioner, Precinct 3



Brent Deeds, Commissioner, Precinct 4

ATTEST:



Tina A. Smith, County Clerk

EXHIBIT D IMPROVEMENTS

The wind generating facility may include a qualified investment consisting of the following improvements:

- 1) Wind Turbines (rotor blades, gearbox, nacelle, generator, power cables, tower, slab, etc.)
- 2) Underground conduit, communication cables, and electrical collection system wiring
- 3 One or multiple project substation(s) including breakers, transformers, and meters
- 4) Collection substation will be connected to utility interconnection by an above ground transmission line (approx. 15 miles)
- 5) Inverter boxes on concrete or gravel pads
- 6) Operations and maintenance facility
- 7) Fencing for safety and security
- 8) Telephone and fiber optics and internet based communication systems
- 9) New or improved access and service roads
- 10) Meteorological equipment to measure wind speed and meteorological conditions

EXHIBIT E
DESIGNATION OF REINVESTMENT ZONE

**RESOLUTION OF THE
MCCULLOCH COUNTY COMMISSIONERS COURT**

A RESOLUTION DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR TEXAS TAX CODE CHAPTER 312 TAX ABATEMENT IN PORTIONS OF MCCULLOCH COUNTY, TEXAS, TO BE KNOWN AS THE "RATTLESNAKE" REINVESTMENT ZONE; ESTABLISHING THE BOUNDARIES THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, McCulloch County, Texas, desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as authorized by the Property Redevelopment and Tax Abatement Act, as amended (V.T.C.A. Texas Tax Code § 312.401), for the purpose of authorizing a Tax Abatement Agreement, as authorized by Chapter 312 of the Texas Tax Code; and,

WHEREAS, McCulloch County, Texas, (the "County") desires to encourage the retention or expansion of primary employment and to attract major investment in the County that would be a benefit to property in a reinvestment zone created by the County and that would contribute to the economic development of the County;

WHEREAS, on August 17, 2015, the McCulloch County Commissioners Court held a hearing, such date being at least seven (7) days after the date of publication of the notice of such public hearing, and the delivery of written notice to the respective presiding officers of each taxing entity which includes within its boundaries real property that is to be included in the proposed reinvestment zone as described on EXHIBIT A and mapped on EXHIBIT B; and,

WHEREAS, the McCulloch County Commissioners Court at such public hearing invited any interested person to appear and speak for or against (1) the creation of the reinvestment zone, and whether all or part of the territory described should be included in the proposed reinvestment zone, and (2) acceptance of an Application for Tax Abatement by Rattlesnake Power, LLC, for McCulloch County to consider entering into a Tax Abatement Agreement;

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone and opponents, if any, of the reinvestment zone appeared to contest the creation of the reinvestment zone;

WHEREAS, the County wishes to (1) create a reinvestment zone consisting of the same real property as described on EXHIBIT A and mapped on EXHIBIT B, and (2) accept the Application for Tax Abatement by Rattlesnake Power, LLC.

NOW THEREFORE, BE IT RESOLVED BY THE MCCULLOCH COUNTY COMMISSIONERS COURT:

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Page 1 of 5
RESOLUTION - DESIGNATION OF RATTLESNAKE REINVESTMENT ZONE
August 17, 2015

SECTION 2. That the McCulloch County Commissioners Court, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on the adoption of the "Rattlesnake" Reinvestment Zone has been properly called, held, and conducted, and that notices of such hearing have been published as required by law and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and,
- (b) That the boundaries of the "Rattlesnake" Reinvestment Zone be and, by the adoption of this Resolution, are declared and certified to be, the area as described in the description attached hereto as "EXHIBIT A"; and,
- (c) That the map attached hereto as "EXHIBIT B" is declared to be and (by the adoption of this Resolution) is certified to depict and to show accurately the boundaries of the "Rattlesnake" Reinvestment Zone, which is normatively described in "EXHIBIT A", and further certifies that the property described in "EXHIBIT A" is inside the boundaries shown on "EXHIBIT B"; and,
- (d) That creation of the "Rattlesnake" Reinvestment Zone with boundaries as described in "EXHIBIT A" and "EXHIBIT B" will result in benefits to McCulloch County and to land included in the zone, and that the improvements sought are feasible and practical; and,
- (e) That the "Rattlesnake" Reinvestment Zone described in "EXHIBIT A" and "EXHIBIT B" meets the criteria set forth in Texas Tax Code §312.401 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, in that it is reasonably likely that the designation will contribute to the retention or expansion of primary employment, and/or will attract major investment in the zone that will be a benefit to the property to be included in the reinvestment zone and would contribute to the economic development of McCulloch County, Texas.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the McCulloch County Commissioners Court, hereby creates a reinvestment zone under the provisions of Texas Tax Code § 312.401, encompassing the area described by the descriptions in "EXHIBIT A" and "EXHIBIT B", and such reinvestment zone is hereby designated and shall hereafter be referred to as the *Rattlesnake Reinvestment Zone*.

SECTION 4. That the *Rattlesnake Reinvestment Zone* shall take effect upon adoption by the County Commissioners Court and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of such designation.

SECTION 5. That the McCulloch County Commissioners Court already has found and resolved that McCulloch County is eligible to enter into tax abatement agreements.

SECTION 6. That the McCulloch County Commissioners Court accepts the Application for Tax Abatement submitted by Rattlesnake Power, LLC.


SECTION 7. That if any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution.

SECTION 8. That it is hereby found, determined, and declared that a sufficient notice of the date, hour, place, and subject of the meeting of the McCulloch County Commissioners Court, at which this resolution was adopted, was posted at a place convenient and readily accessible at all times, as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended; and that a public hearing was held prior to the designation of such reinvestment zone, and that proper notice of the hearing was published in newspapers of general circulation in McCulloch County of the State of Texas; and that, furthermore, such notice was in fact delivered to the presiding officer of any effected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED, AND ADOPTED on this 17th day of August 2015.

MCCULLOCH COUNTY, TEXAS

By:


The Honorable Danny Neal
County Judge


By:


Jim Quinn
Commissioner, Precinct 1

By:


Jim Ross
Commissioner, Precinct 3

By:


Gene Edmiston
Commissioner, Precinct 2

By:

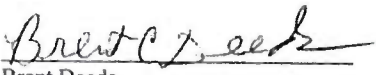

Brent Deeds
Commissioner, Precinct 4

EXHIBIT F
SCHEDULE OF % ABATEMENT

Year of Operation	% of Taxes Abated
1	72.5%
2	71.3%
3	70.2%
4	68.9%
5	67.6%
6	66.3%
7	64.9%
8	63.4%
9	61.9%
10	60.3%